



*Asking Price*

£987,500

MERLEY LANE, WIMBORNE BH21 1RZ

Freehold







- ◆ **IMPOSING FAMILY HOME**
- ◆ **FIVE BEDROOMS**
- ◆ **SCOPE TO DEVELOP ANNEX ACCOMMODATION**
- ◆ **TWO ENSUITE FACILITIES**
- ◆ **GENEROUS OPEN PLAN LIVING**
- ◆ **SOUTH FACING GARDEN**
- ◆ **PREFERRED SCHOOL CATCHMENTS**
- ◆ **SOLE AGENTS**

An imposing and extensively modernised five bedroom family home within the heart of Merley boasting generous open plan living as well as a sympathetic south facing garden, two en-suite bathroom facilities and scope to create an integral annex.

## Property Description

The property is situated centrally on Merley Lane at the head of Oakley Straight and has been methodically extended and updated by its current custodians to create a very versatile family home. The accommodation comprises an open plan reception hallway with feature fire place, formal dining room and an expansive open plan kitchen and living room, along with ground floor cloakroom. The first floor offers four, evenly proportioned double bedrooms, of which two benefit from en-suite shower facilities, a further family bathroom and a fifth bedroom which can easily function as an office. The kitchen was only completed c. 4 years ago and the open plan living room features three ceiling lanterns as well as westerly facing bi-folding doors, which all contribute to a very light and spacious environment that is ideal for family living and entertaining. The kitchen has been supplied by Magnet and there are two independent eye level ovens and there is a generous utility area which houses washing appliances. The home also features a smart lighting system and the home benefits from gas fired heating as well as a solar panel and photovoltaic tubing, which contributes towards water heating and the provision of electricity. Furthermore, the dining room is positioned towards the front of the home and has the dimensions that would easily facilitate the creation of annexed accommodation, should it be required.









## Gardens and Grounds

The property is slighted elevated from the kerb, giving a sense of privacy and the front garden is entirely laid to a tarmacadam driveway which has created a forecourt style environment suited to several vehicles. Furthermore, there is an EV charging point and gated access to the rear garden from the right hand side of the home. The rear garden has been carefully landscaped to a kept lawn and there is a generous paved patio which spans the rear elevation of the home. There is a covered pagoda which houses a spa pool and the garden has a south facing elevation.

\*NB: There is planning permission to build a garage at the front of the property, or the annex could be converted back into a garage.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town’s historic architecture and alongside The Priest’s House Museum & Gardens, Wimborne Model Town and the 1930’s Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county’s areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 2537 sq ft (235.7 sq m)

Heating: Gas fired (Vented) serviced annually

Glazing: Double glazed

Parking: Driveway and EV charging point

Garden: South facing

Loft: Yes. 25% boarded. Ladder installed.

Main Services: Electric, water, gas, drains, telephone, cable

Local Authority: BCP Council

Council Tax Band: F

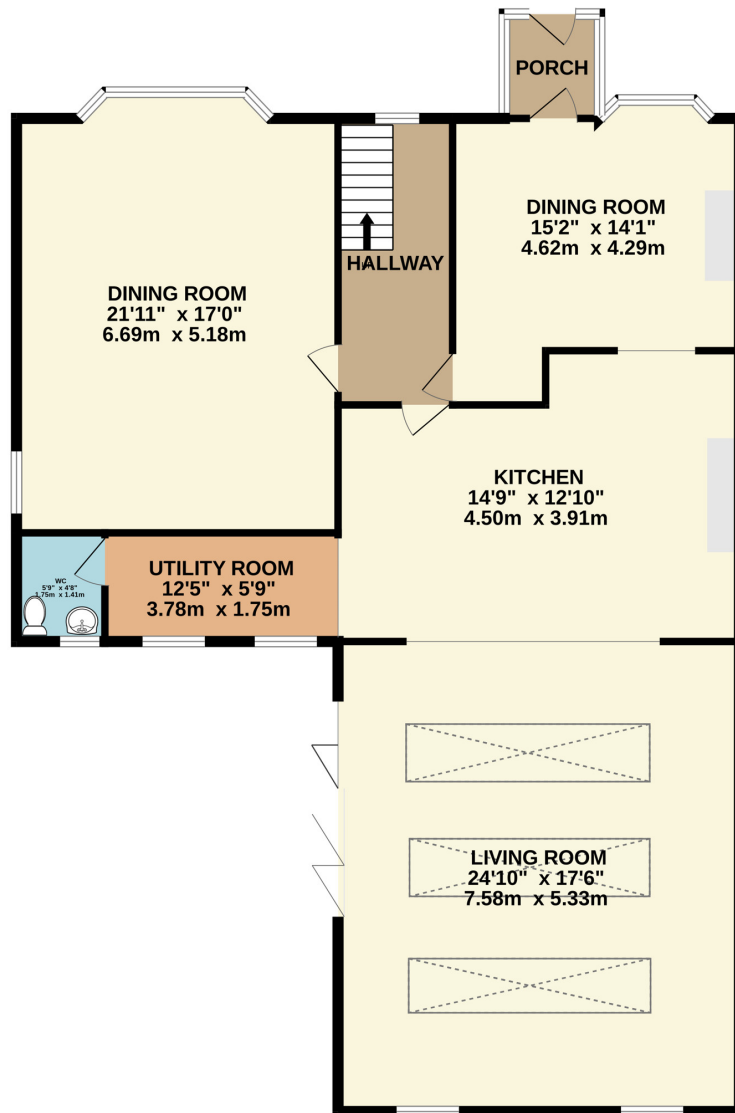




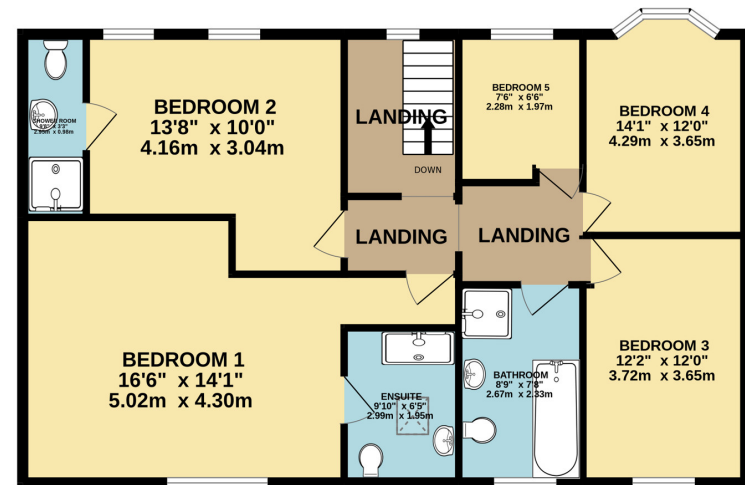




GROUND FLOOR  
1627 sq.ft. (151.2 sq.m.) approx.



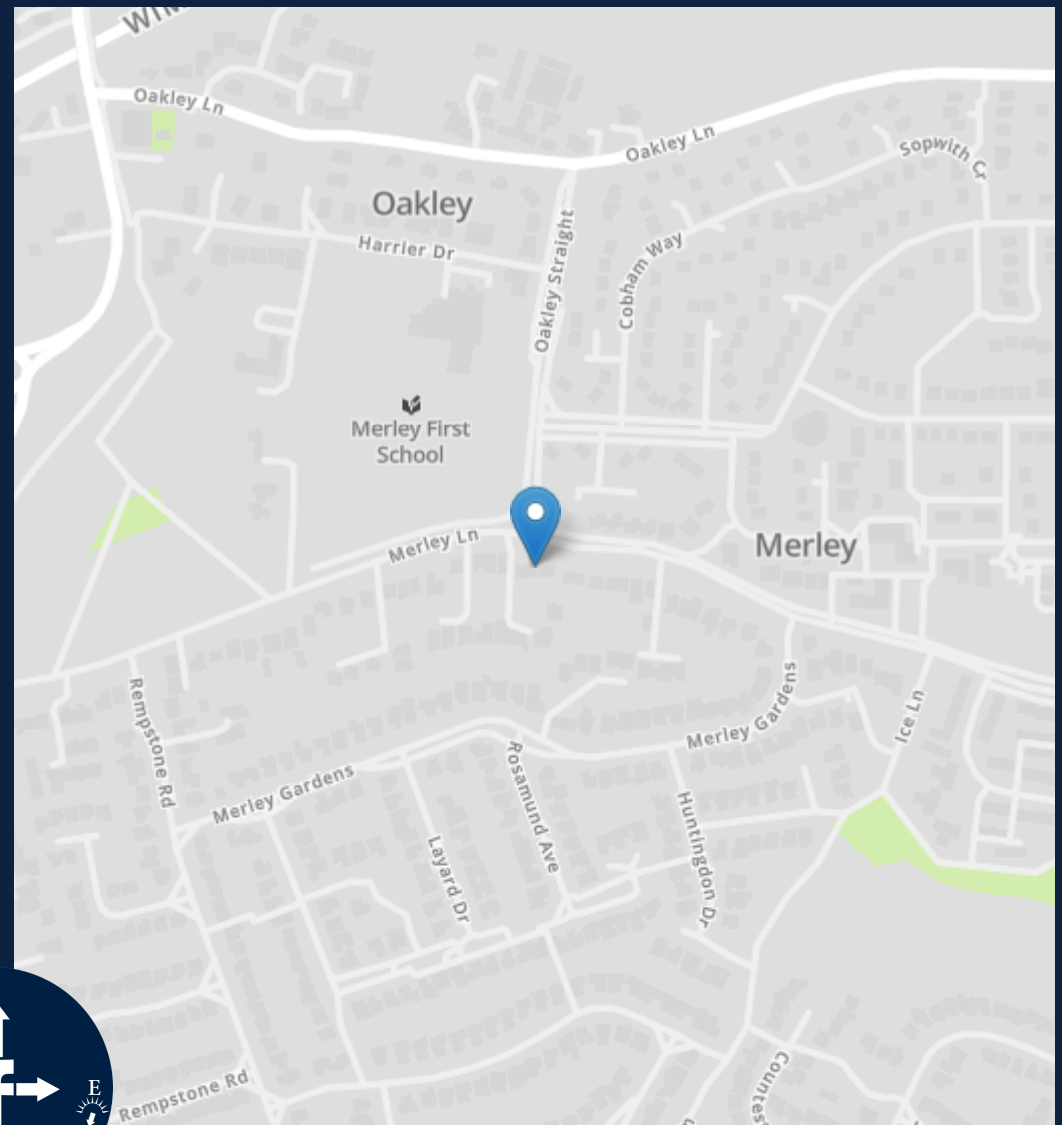
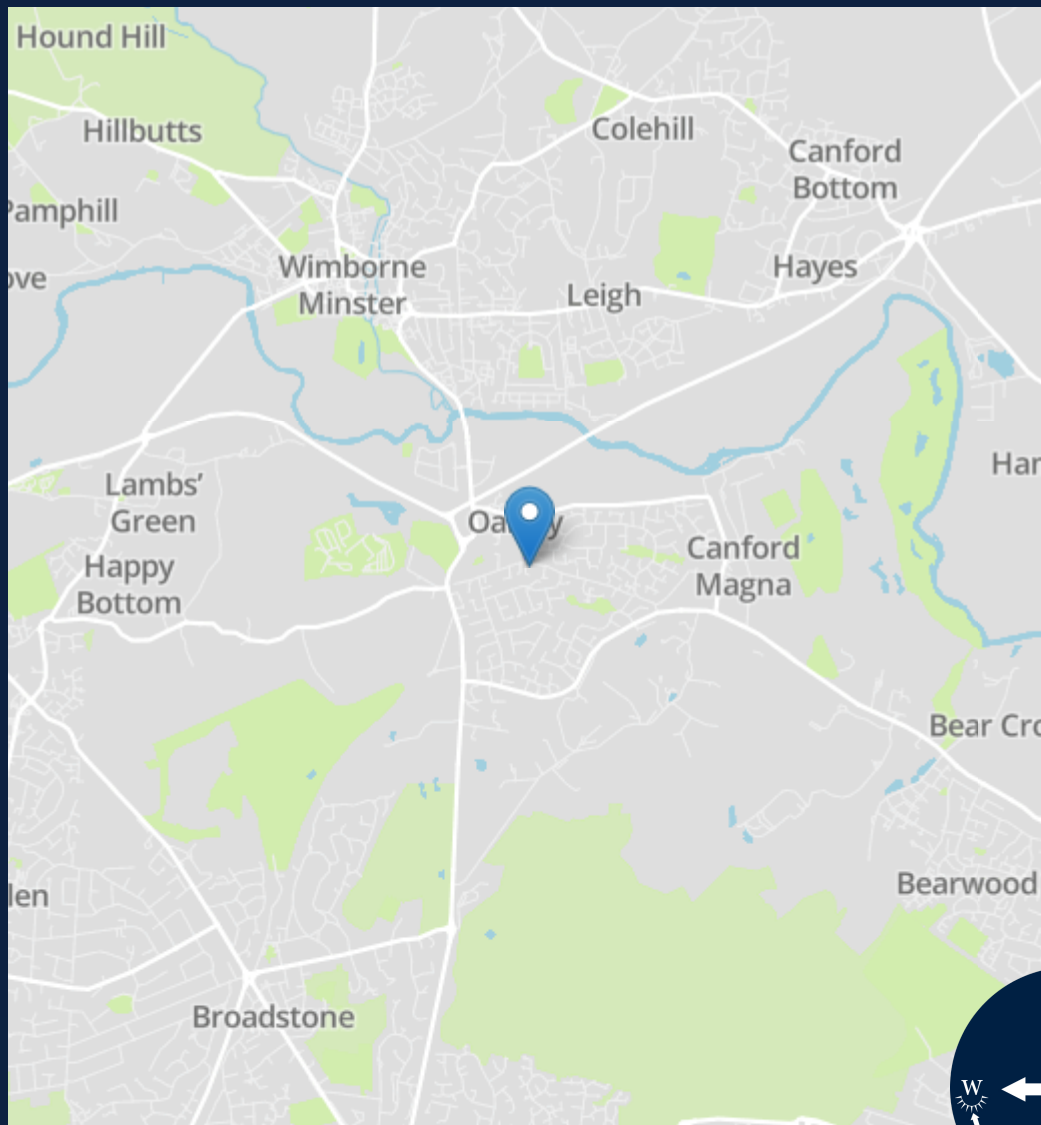
1ST FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
England, Scotland & Wales		



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