

Asking Price  
£239,950

Leasehold

MERLEY HOUSE LANE, WIMBORNE, DORSET BH21 3AA





- ◆ IDYLIC COUNTRYSIDE LOCATION
- ◆ TWO BEDROOM LODGE
- ◆ OWNERS ONLY HOLIDAY PARK
- ◆ CAR PORT PARKING

Modern Lodge in Merley House Holiday Park boasting a car port, two double bedrooms, en-suite and the benefit of residents leisure facilities.

Property

Merley House Holiday Park is an owners-only holiday park on the outskirts of Wimborne. This particular site offers a selection of facilities such as a swimming pool, sauna, dog walking grounds and children's playgrounds. Merley House is an independent, family run holiday park and is also located under two miles from Wimborne Town Centre and provides easy access to local restaurants, pubs and shops.

This home comprises a open plan living/ kitchen room with a modern fitted kitchen and access to the decking from the living space. Two bedrooms, both double in size with walk in wardrobe space. The main bedroom benefits from an en-suite shower room, with bedroom two being serviced by the family shower room.

Additionally, the current owners have installed 2 inches of insulation underfloor, had a new boiler installed in 2024 and installed privacy windows throughout the home.

Garden and Grounds

The Lodge sits on a generous plot and has the added benefit of a car port, providing parking for two cars. At the rear of the home, there is a large decked area, which offers views of the local countryside and a wooden style gazebo.

The grounds are well maintained by the park operators and there is a resident's indoor pool, along with a laundry facility and post room. Furthermore, the leisure facility extends outside and there is a spa, children's swimming pool, sunbathing area and children's play park. Adjacent to the Northern park there is a secure dog walking facility, with access for residents.

Extra Information:  
30 year lease  
Service Charge: £1,122.50 per quarter (to include communal gardening, lighting and maintenance. Upkeep of swimming pool, sauna and laundry facilities).  
Ground Rent: Included within the service charge.  
No Letting Permitted.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 897sq ft ( 83.3sq m)  
Heating: Gas  
Heating Glazing: Double glazed  
Parking: Car Port  
Main Services: Mains Electric, Mains Water, Mains Drains  
Local Authority: Dorset Council

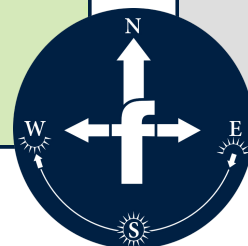
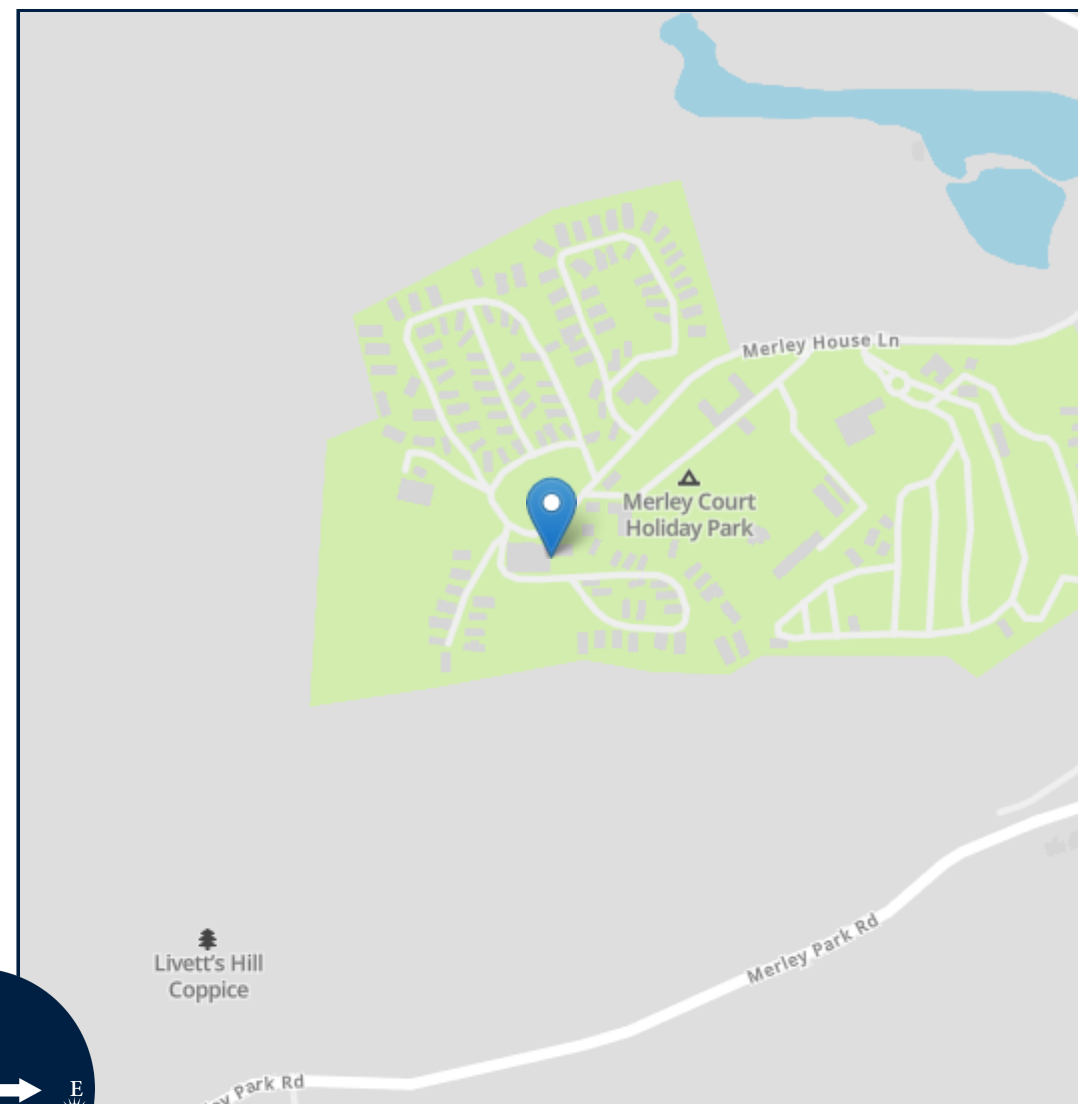
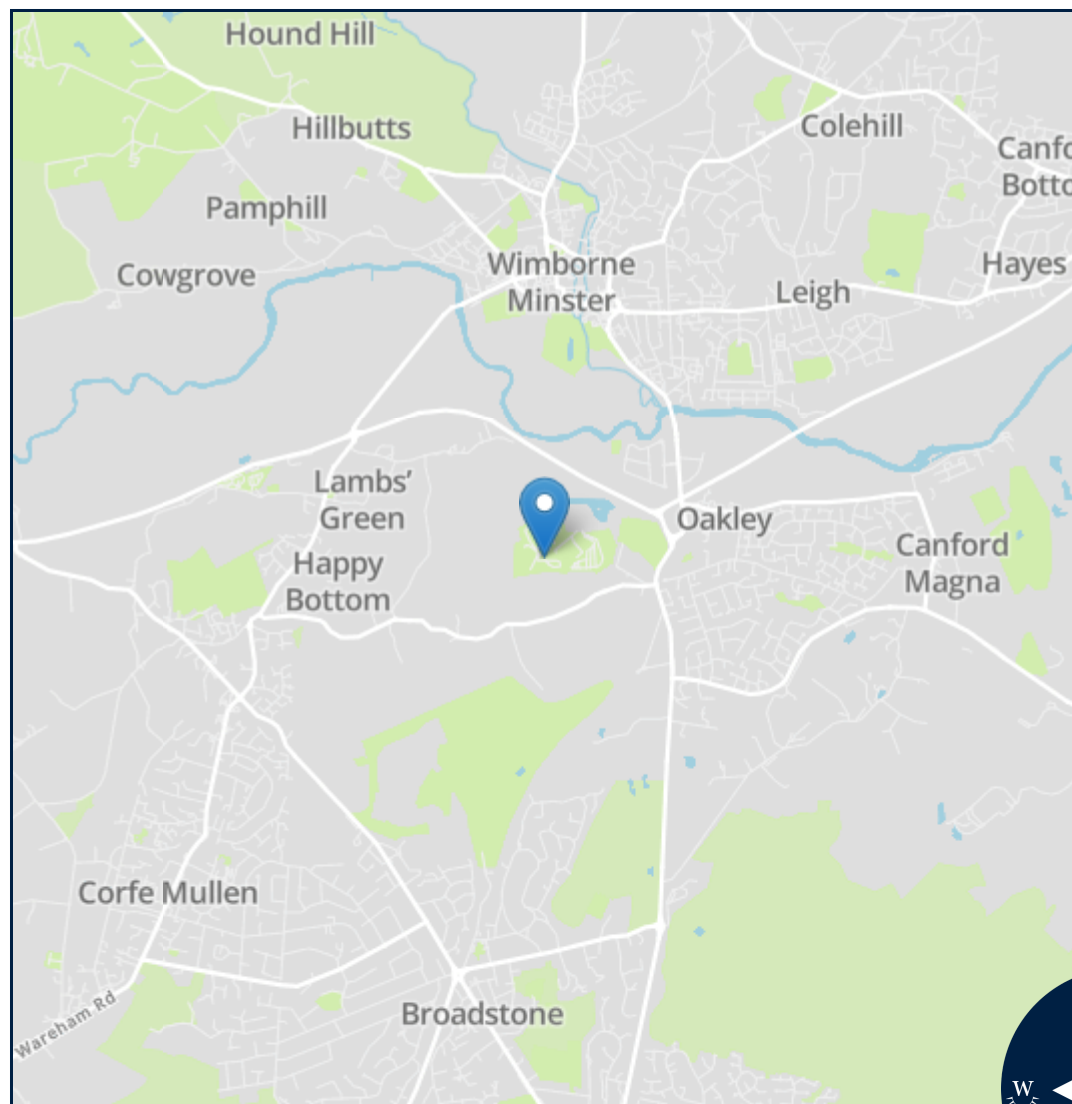
Additional information:

For information relating to broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk.







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