

MERLEY LANE, WIMBORNE, DORSET BH21 1RY

Asking Price
£650,000

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ SCOPE FOR EXTENSION (STPP)
- ◆ FOUR BEDROOMS
- ◆ SOUTHERLY FACING REAR GARDEN
- ◆ NO FORWARD CHAIN
- ◆ GENEROUS PLOT
- ◆ GAS FIRED HEATING AND DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS



A generous, four bedroom, detached chalet bungalow situated within the heart of Merley boasting tremendous scope for extension (STPP) and benefiting from a southerly rear aspect, detached double garage and being offered with no forward chain.

Property Description

Situated along Merley Lane, right in the heart of Merley, as it is known today, yet once forming the very edge of the original village. This home is surrounded by properties of traditional construction, each offering its own character and charm. True to its setting, this property is no exception, presenting generous proportions and highly versatile accommodation suited to a variety of lifestyles. In our opinion, it also offers excellent potential for further extension or development, subject to the necessary planning permissions.

The existing accommodation is well arranged and currently comprises an open plan living/dining room, kitchen, gentleman's study, family bathroom, and two double bedrooms on the ground floor. One of these bedrooms acts as the principal suite, benefitting from a dressing area and a full en-suite bathroom.

To the first floor, there is a further spacious double bedroom, also with its own en-suite bathroom. This space could equally serve as an alternative principal bedroom and, in our view, offers scope for further enlargement or reconfiguration to enhance the first floor accommodation.

Additional benefits include double glazing throughout and gas-fired heating.





Garden and Grounds

The property occupies an elevated position, affording a natural sense of privacy from the lane. A driveway runs along the left-hand side of the home, continuing through to the rear garden and providing vehicular access to a detached double garage.

Both the front and rear gardens are predominantly laid to well-maintained lawn, creating a pleasant and open outlook. To the rear, a patio area extends across the back of the property, perfectly positioned to take advantage of the favourable southerly aspect.

The detached double garage is fitted with an electrically operated up-and-over door and is equipped with both power and lighting.

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: Approx sq ft (sq m)
Heating: Gas Fired Heating (Vented)
Glazing: Double Glazing
Parking: Ample Driveway Parking and a Garage
Garden: Front and Rear Garden.
Main Services: Gas, Electric, Water and Drains.
Local Authority: BCP Council
Council Tax: Band F

Additional Information:

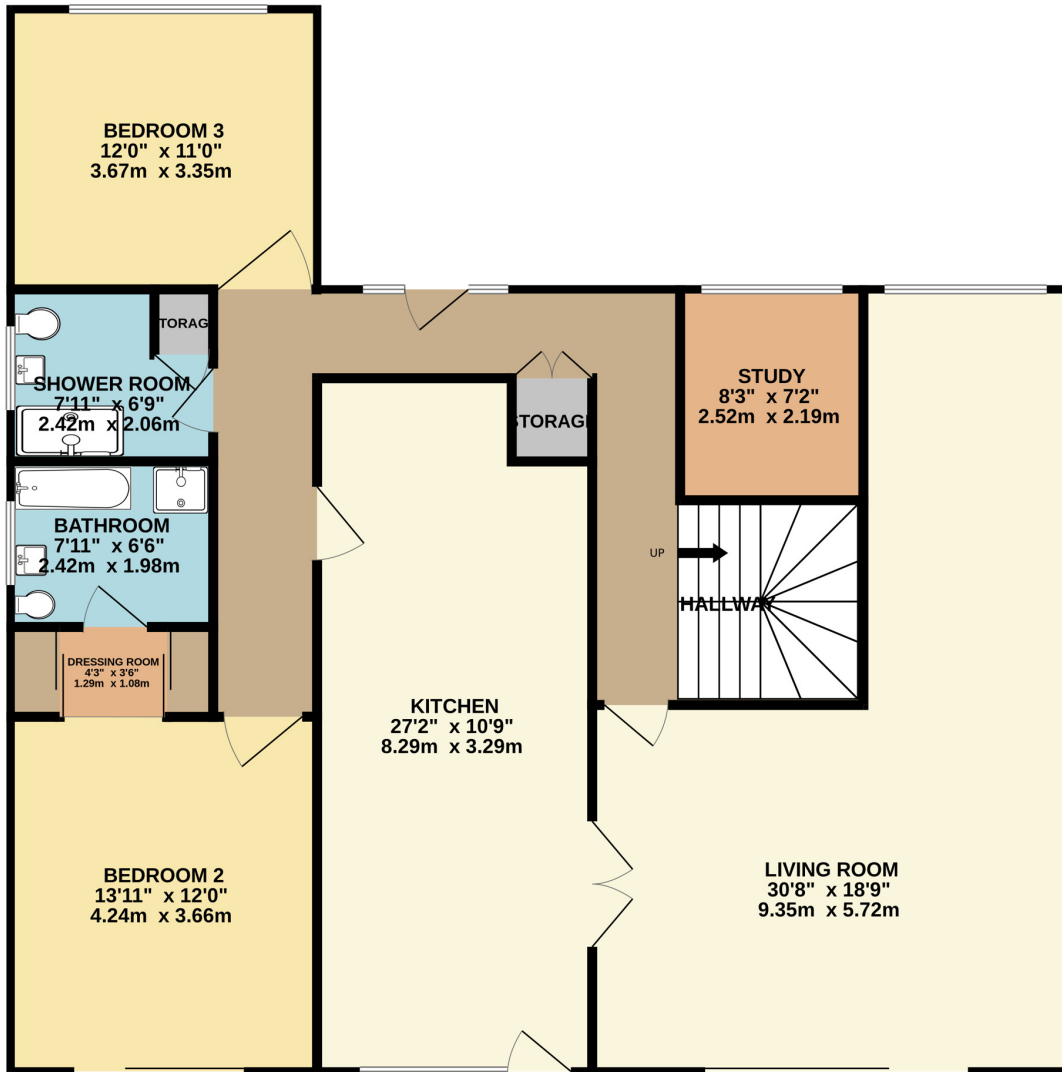
For information on broadband and mobile signal, please refer to the Ofcom website.

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

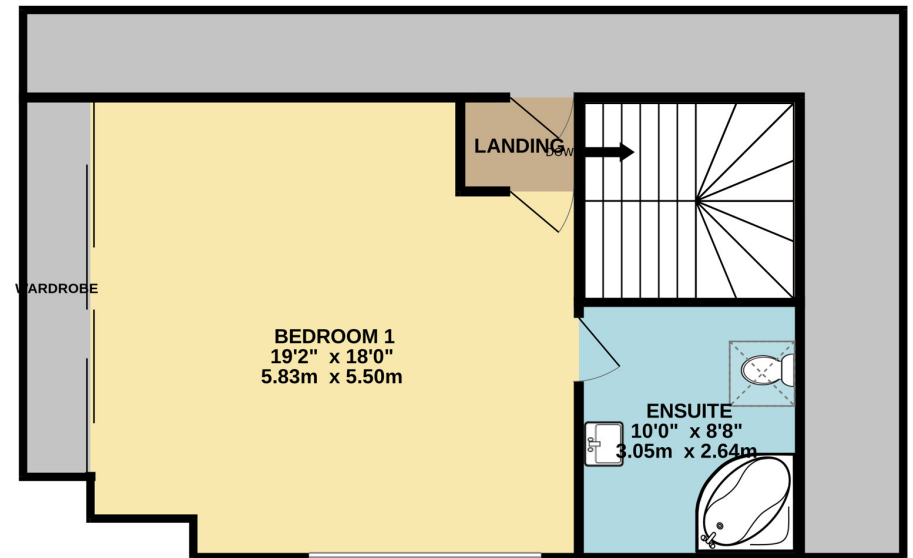




GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.

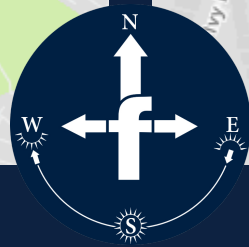
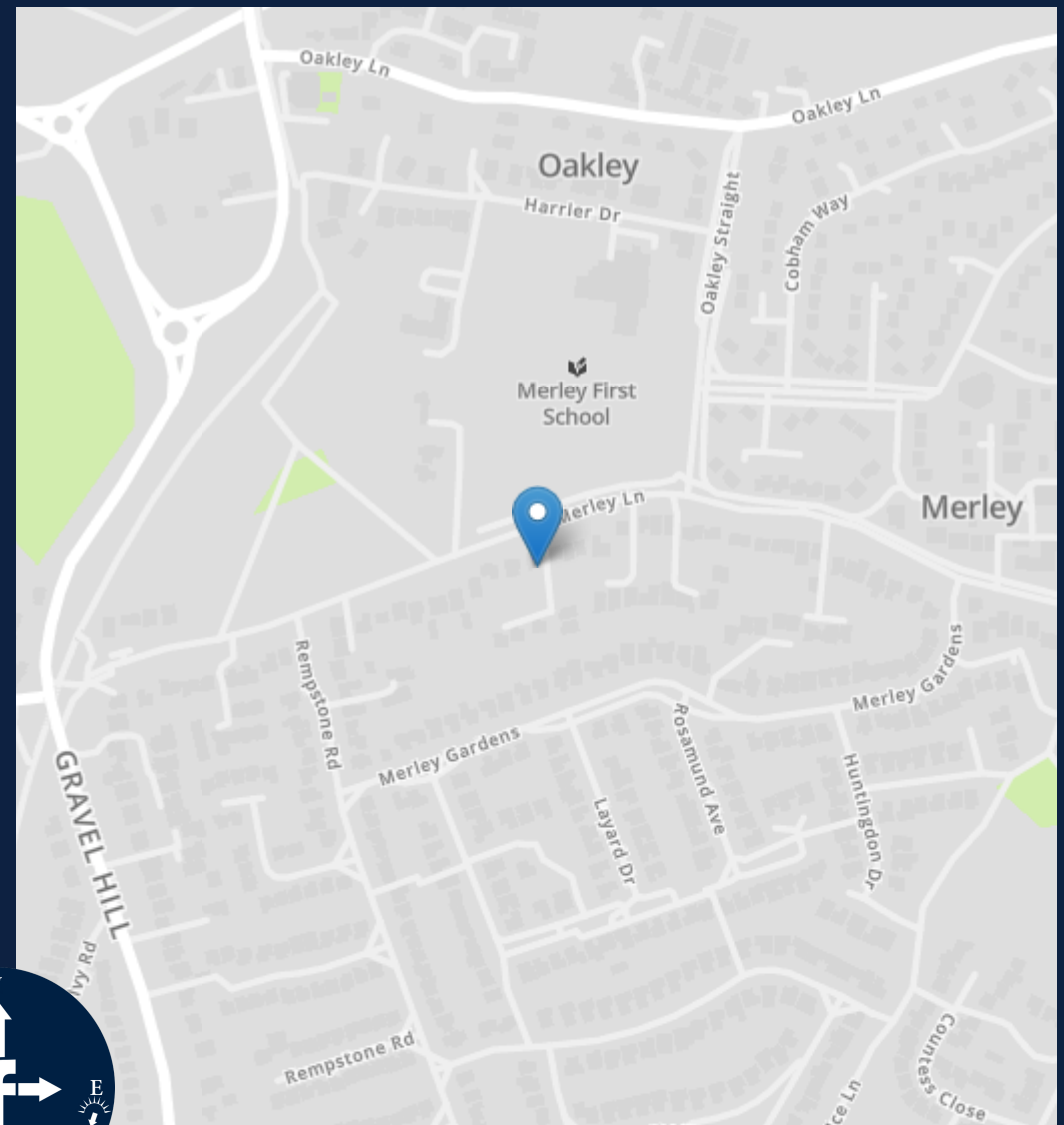
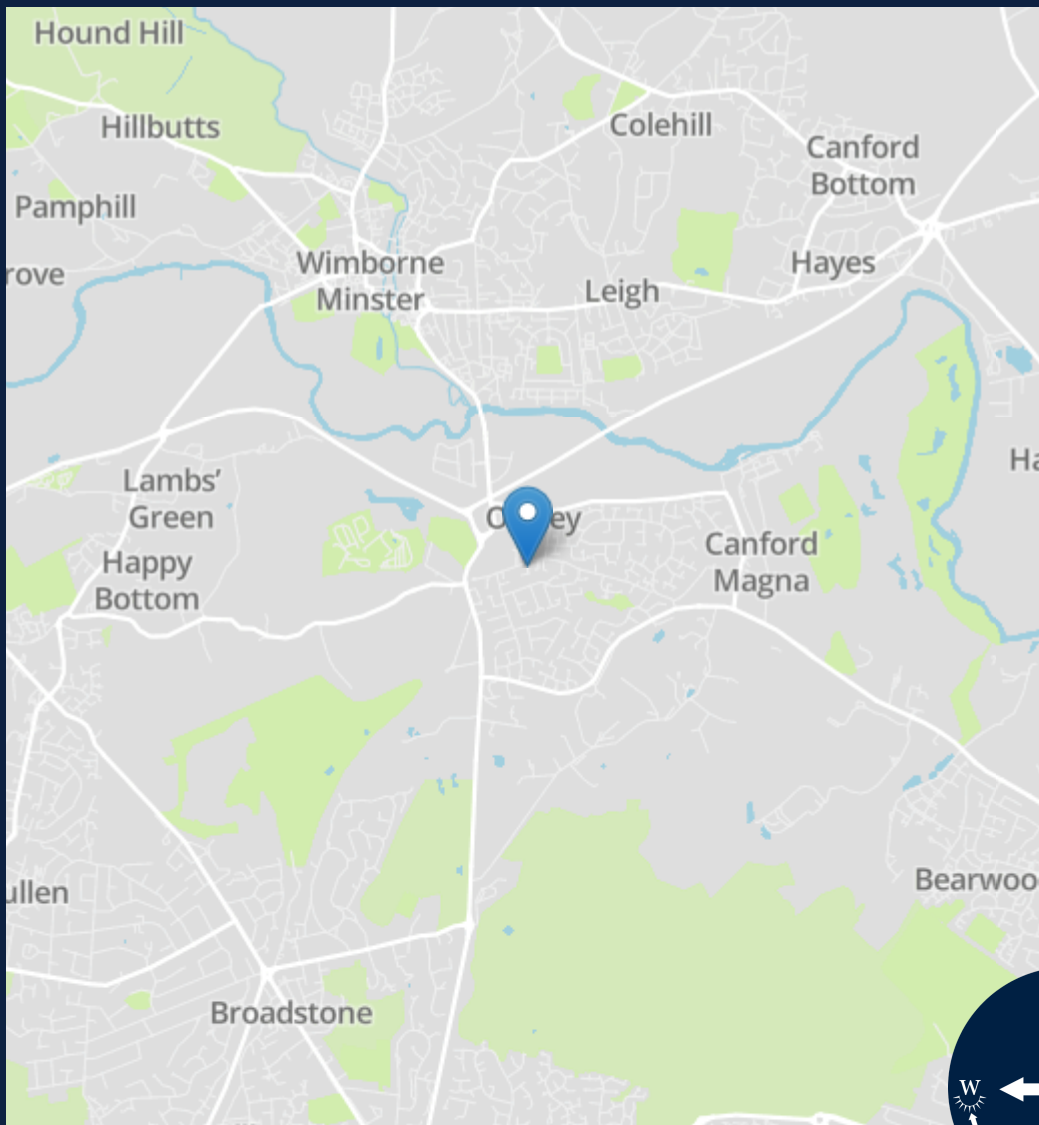


1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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