



Merley Ways
Wimborne, Dorset, BH21 1QR

**Christopher
Batten**

01202 841171
www.christopherbatten.com



A beautifully presented, modern 4 double bedroom detached family house standing in a superb location on the banks of the River Stour, WITH DIRECT RIVER FRONTAGE, MOORING AND FISHING RIGHTS, and within walking distance of Wimborne town centre. The property stands in an elevated position, well above the river, and benefits from OUTSTANDING VIEWS ACROSS THE RIVER STOUR AND ITS WATER MEADOWS, DETAILED PLANNING APPROVAL FOR EXTENSION (Ref No APP/22/00113/F) and NO FORWARD CHAIN.

The house has been maintained to a high standard and benefits from gas central heating, UPVC double glazing, a security alarm and a water softener.

The property was traditionally constructed in 2001 with facing brick elevations, a gabled dormer and a gabled garage roof. To the rear elevation, there is a large bay with French doors leading to the garden terrace.

Merley Ways is a popular, established residential location less than a mile to the south of Wimborne town centre, with easy road access to the coastal town of Poole which has a mainline rail link to London Waterloo. There are excellent schools for all age groups within easy reach including boys' and girls' grammar schools, Dumpton Preparatory School, Castle Court and Canford.

Viewings by appointment
Price Guide £1,095,000 Freehold





A covered entrance porch (with timber upright) and front door lead to an impressive reception hall with Amtico flooring, double coat cupboard, under stairs cupboard, plaster cornice ceiling and door to the garage. There is also a cloakroom with WC, wash basin and Amtico flooring.

The superb, triple aspect sitting/dining room features a limestone fireplace (with inset remote-control gas fire), plaster cornice ceiling with downlighters, and a wide rear bay with picture windows and French doors to the garden terrace providing magnificent views across the river and water meadows.

There is a separate study/dining room with Amtico flooring, a plaster cornice ceiling, and lovely views over the river.

The kitchen/breakfast room is fitted with a comprehensive range of modern high gloss units, Corian worktops, a peninsular breakfast bar, integrated full height De Dietrich larder fridge, De Dietrich microwave and electric double oven, Bosch dishwasher, De Dietrich electric induction hob, and a cooker hood. French doors lead out to a large, private, walled patio ideal for al fresco dining. There is a utility room with wall mounted Glow Worm boiler, space and plumbing for washing machine, and space for tumble dryer and full height freezer.

From the reception hall, a hardwood staircase (with half landing and full height window) leads to the spacious first floor landing which has loft access and an airing cupboard (housing a pressurised hot water cylinder.)





The principal bedroom has a range of fitted wardrobes, double glazed French doors to a rear balcony (with wrought iron balustrade and a delightful river view) and an en suite shower room comprising shower cubicle, concealed cistern WC, bidet, wash basin, electric shaver point, recessed lighting, and towel radiator.

Bedroom 2 has fitted wardrobes and lovely views over the river, bedroom 3 has a range of wardrobes and a dressing table, and bedroom 4 has Amtico flooring.

The family bathroom comprises a vanity wash basin, WC, bidet, panelled bath (with shower attachment and glazed screen), fully tiled walls and electric shaver point.

A front garden has a lawn and a wide block paved driveway providing ample off road parking and leading to the double garage (with electric up-and-over door, lighting and power points, Aqua Tight water softener, and personal door to the rear garden.) A gate provides access to a side patio which is walled, with a timber arbour. The garden extends to the rear and has a further lawn, a raised paved terrace, shrubs, and steps (with handrail) down to the landing stage.

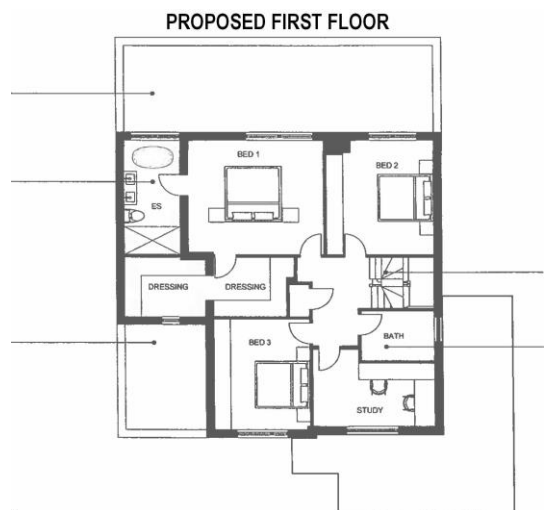
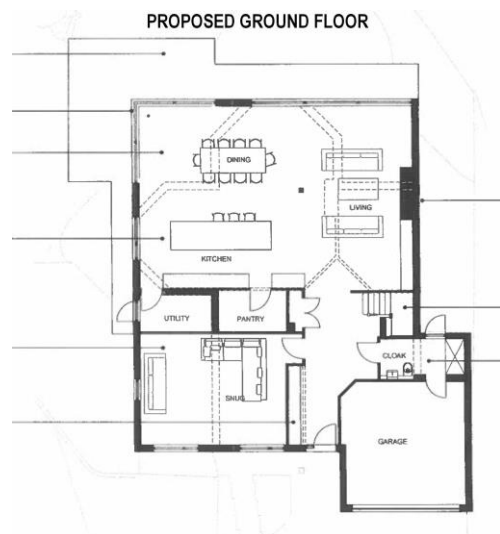
DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Take the first turning on the right into Merley Ways. Turn right at the T-junction, and the property can be found on the right hand side off a small sliproad, beside the River Stour.

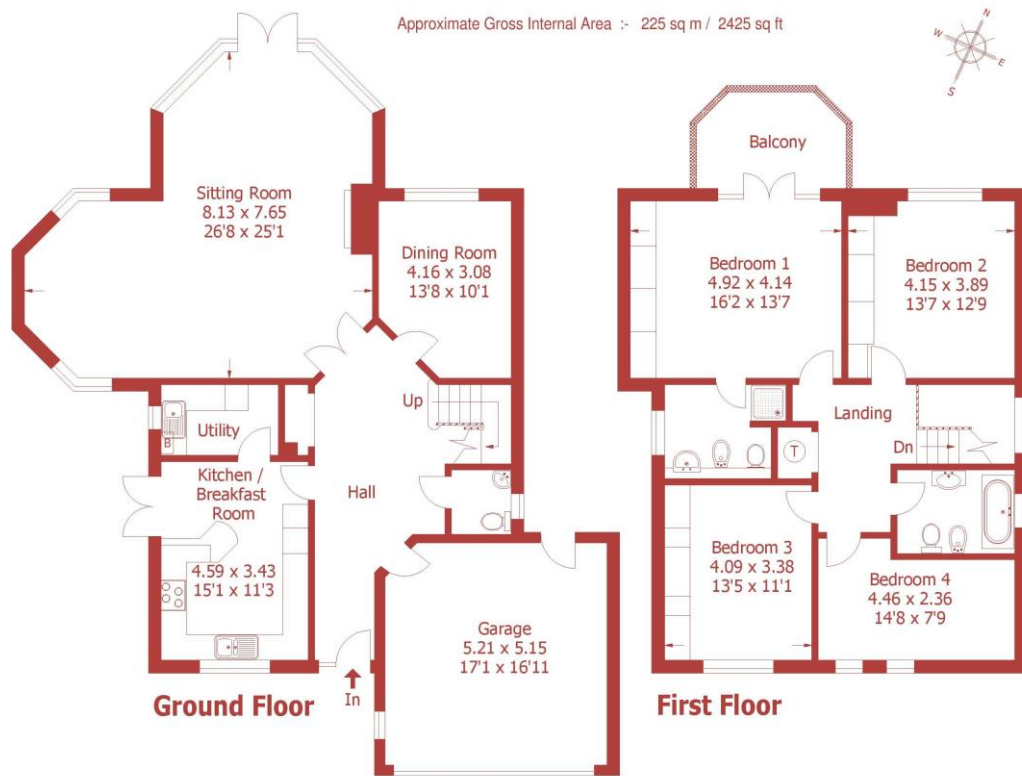
COUNCIL TAX: Band G

EPC RATING: Band C



PROPOSED





For identification purposes only, not to scale, do not scale

15 East Street, Wimborne, Dorset BH21 1DT
 Tel: (01202) 841171/2 Fax: (01202) 842714
 Email: properties@christopherbatten.com



www.christopherbatten.com

'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.