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**Merley
Wimborne, Dorset, BH21 1RU**

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FREEHOLD PRICE: £675,000

A beautiful character home built in 1905 and first time on the market in 30 years. The property is set on a secluded plot with views and offering three bedrooms, two bathrooms, three reception rooms, a kitchen/diner, double length garage and off-road parking for several cars.

- Dual aspect entrance porch with quarry tiled floor
- Inner hallway with access to both reception rooms and stairs to the first floor
- Kitchen/diner with range of matt cream units, double oven, ceramic hob and space for dishwasher, dual aspect and rear access to the garden
- Pantry/utility room with space for washing machine, fridge and freezer
- Ground floor shower room with corner shower cubicle, wash hand basin set in a vanity unit and WC
- Generous size sitting room with feature fireplace and beamed ceiling, dual aspect and garden views
- Second sitting room with feature fireplace also has a dual aspect and garden views
- Third reception room with double glazed French doors opening onto a side elevation
- Three double bedrooms, two with garden views two with fitted wardrobes
- Family bathroom with bath, pedestal wash hand basin and WC
- A gated entrance provides access to large gravel area for parking and access to front and rear gardens. The front garden has a hedge surround offering a high degree of privacy and the rear garden with greenhouse backs onto a copse. The garage is double length with workshop and includes a car pit, power and light
- This property is within easy reach of a bus stop and the town centre

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: C



View from bedroom

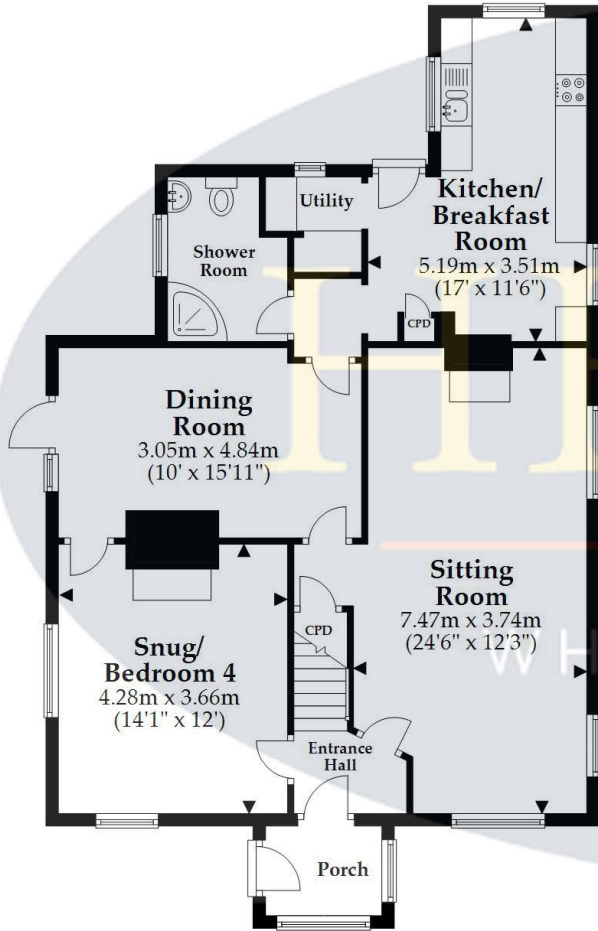


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



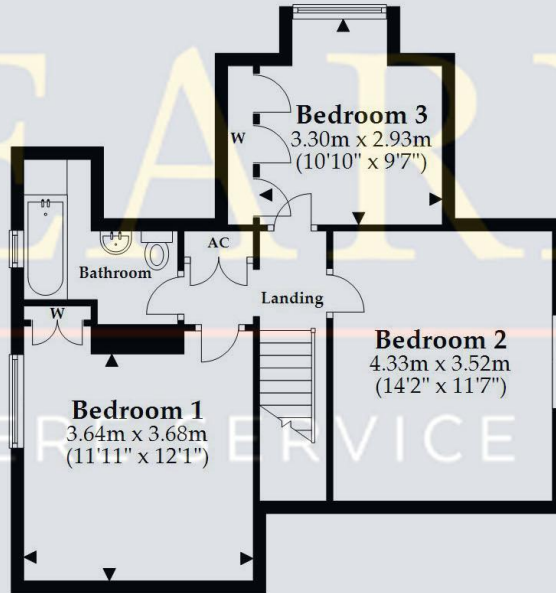
Ground Floor

Approx. 91.8 sq. metres (987.9 sq. feet)



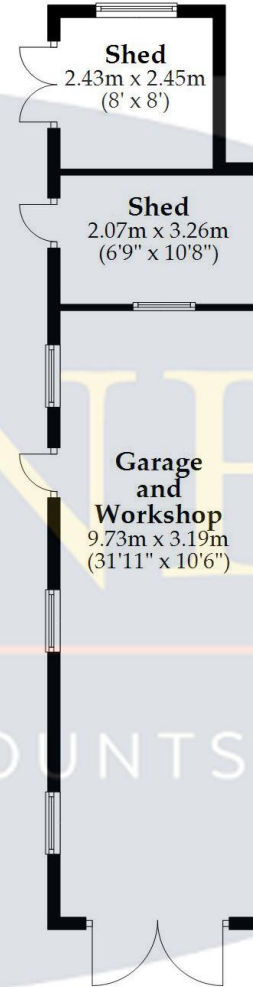
First Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



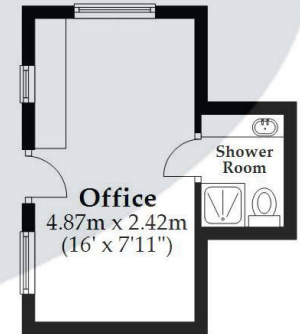
Outbuilding

Approx. 44.3 sq. metres (476.9 sq. feet)



Cabin

Approx. 14.4 sq. metres (154.7 sq. feet)



Total area: approx. 203.3 sq. metres (2188.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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