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Ashington, Wimborne, Dorset, BH21 3DF

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FREEHOLD PRICE: Offers in excess of £600,000

Situated on the highly sought after Merley Park Road in Ashington, this substantial three bedroom detached split level home occupies a generous size and private plot in a semi-rural location, offering versatile accommodation arranged over two levels in need of modernisation. The property benefits from a quadruple garage, driveway parking and excellent potential for multi-generational living or the creation of a self-contained annexe (subject to the necessary consents).

- Welcoming entrance hallway provides access to the principal living accommodation and bedrooms
- Spacious sitting room enjoys elevated views over the rear with patio doors opening onto a private balcony
- Separate dining room with patio doors on to balcony
- Good size kitchen/breakfast room with range of base and eye level units with worktops, space for appliances with room for a family size dining table. Rear aspect window and side door to garden
- Three generous size bedrooms: main bedroom benefits from en suite bathroom while the remaining bedrooms are served by a family shower room
- Lower ground floor - an impressive amount of additional accommodation currently arranged as a spacious sitting room with bar area, large utility room, cloakroom/WC and access to courtyard, ideal for entertaining
- Utility room also provides access to the private courtyard garden and to the garage giving potential for conversion into a self contained annex, subject to the necessary permissions
- Externally the property is approached via an attractive front garden with pathway to the front and side with steps and a gate leading to driveway via the courtyard and beyond the garage, additional garden currently laid to lawn with mature trees to the rear. The gardens and courtyard area provide a private outdoor setting, ideal for relaxation and entertaining.
- Quadruple garage and large driveway

The thriving town of Wimborne is approximately 2.5 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

















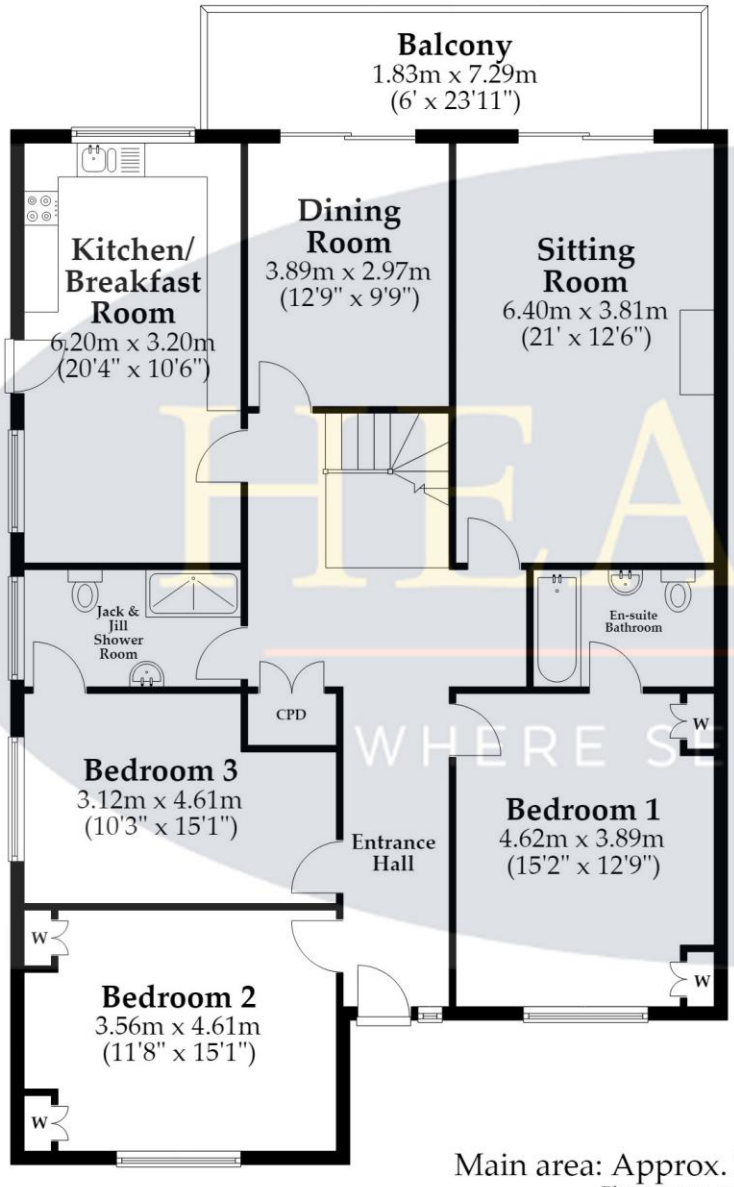




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

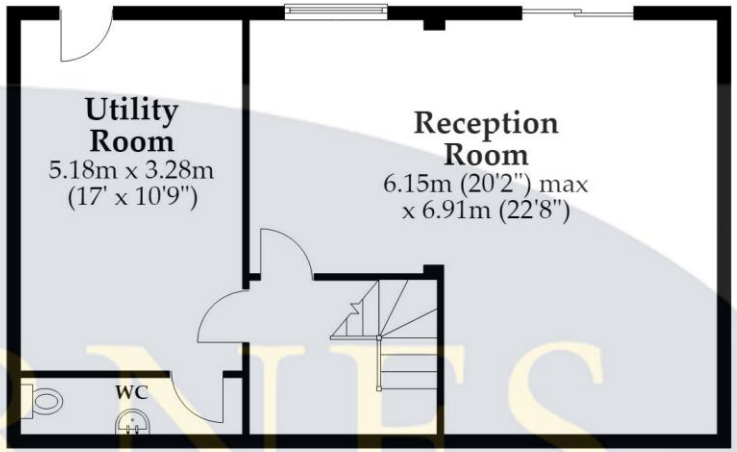
Ground Floor

Approx. 140.7 sq. metres (1514.1 sq. feet)
(excluding Balcony)



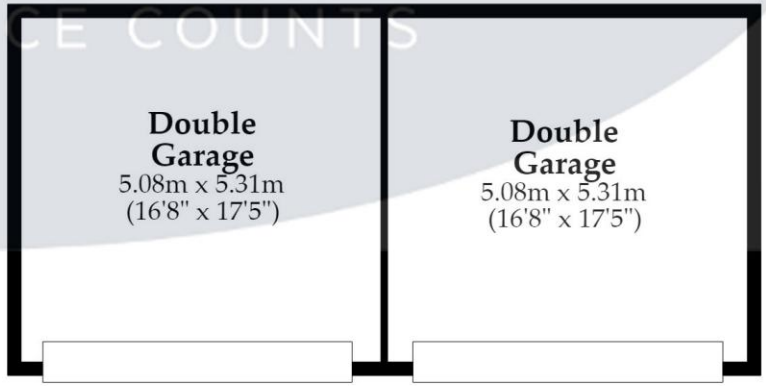
Lower Ground Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



Garage

Approx. 54.4 sq. metres (586.0 sq. feet)



Main area: Approx. 203.6 sq. metres (2191.5 sq. feet)
Plus garages, approx. 54.4 sq. metres (586.0 sq. feet)

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

LJT Surveying

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Potential annex


Happy Bottom
Nature Reserve


Ground floor
Lower ground floor


Potential annex





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