



8 Harrier Drive, Merley
Wimborne, Dorset, BH21 1XE

A very well presented, spacious 4 double bedroom detached chalet style home with flexible accommodation, for sale with NO FORWARD CHAIN, in a popular location, and with easy access to Wimborne town centre, local amenities and the A31.

PRICE GUIDE: £595,000
FREEHOLD





This architect designed property, built to a high standard of specification for the present owners by a local builder in 2004, is of traditional construction, with mellow brick elevations, contrasting brick sills, a slate hung gable, and ridged roof.

The house is connected to all mains services and has gas central heating and UPVC double glazing. A particular feature is the superb kitchen/living/dining area, and there are 4 large double bedrooms, 3 bathrooms, a garage, ample off road parking for 4 cars, and well maintained, private gardens. Highly rated Merley First School and local shops are within level walking distance.

The covered entrance porch leads into the spacious, full height reception hall with galleried landing with under stairs storage space. There are 2 generous ground floor double bedrooms, and a fully tiled bathroom.



1



4



3



The superb, dual aspect open plan kitchen/living/dining area has sliding doors to the garden, modern units and work surfaces, a free standing gas cooker and space for white goods. There is also a utility room with sink, worktops, units, space for white goods, plumbing for a washing machine, wall mounted gas boiler, and door to outside.

The first floor landing has an airing cupboard housing a pressurised hot water cylinder. The principal bedroom overlooks the rear garden and has a good sized en suite shower room. Bedroom 2 is another generous double room to the front, and there is also a family bathroom.

A wide paved driveway offers ample off road parking and leads to an integral garage with a work bench, lighting and power. The front garden is laid to lawn and enclosed by mixed hedges. The secluded, mature rear garden is enclosed by fencing and has a large, flat, well maintained lawn, a paved patio, a shed and borders with shrubs.



Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including Canford School and grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods, by the River Stour and along the Castleman Trailway to Wimborne and Poole.

DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane, and take the first turning on the right into Oakley Straight. Turn right into Harrier Drive, and number 8 Harrier Drive can be found on the right hand side, just past the First School.

Council Tax: Band F

EPC Rating: Band C





Approximate Gross Internal Area :- 177 sq m / 1908 sq ft
Inc Garage



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



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

Christopher
Batten

in association with

Winkworth