



Christopher  
**Batten**

in association with

Winkworth

123 Merley Ways, Wimborne, Dorset

BH21 1QP

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A beautifully presented, contemporary 4 bedroom detached house with stunning river views.

Situated on an elevated site with direct frontage to the River Stour, fishing rights and a mooring, within 1 mile of Wimborne town centre, this impressive home was built to a high standard of specification and design in 2019/20. Great attention to detail was employed in making the most of the excellent location and views.

PRICE GUIDE: £1,095,000  
FREEHOLD

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The property has brick and timber shiplap elevations, a high gabled slate roof, airsource heating and a high level of insulation. The principal ground floor rooms have quality oak flooring, and there is an electric vehicle charging point.

A quality composite front door (with full height screens) leads to a spacious reception hall, off of which are 2 double bedrooms, one of which is currently used as a study, a luxury shower room, and a sitting room. An oak arch leads to the magnificent kitchen/dining/living room which has full width bifold doors to a superb sun terrace with excellent river views, space for a TV, 3 sofas and a dining table, and a contemporary kitchen with matt finish units, stone work surfaces, an island/breakfast bar, a waste disposal unit and a range of appliances (oven and grill, touch-control induction hob, dishwasher, fridge, freezer and wine cooler.)

There is a separate utility room with worktops, contemporary units, space for white goods, excellent storage space, airing cupboard (with pressurised hot water system,) boiler cupboard (with heat exchange unit) and door to outside.

An oak and glass staircase leads to the semi-galleried first floor landing which has a high gabled ceiling, a rooflight and feature window looking onto Merley Ways, and a cloakroom.



The superb principal bedroom suite features a vaulted ceiling, an excellent range of wardrobes, 2 pairs of bifold doors to a composite deck/sun balcony (with chrome and glass screens giving stunning views.) It has a luxury en suite bath/shower room with 2 rooflights, and an en suite dressing room (with rooflight and an excellent range of fitted wardrobes.) Bedroom 2, to the front, has a rooflight, and there is a walk-in store room/office.

The front garden has 2 tarmac areas providing ample off road parking, a flat lawn, stone stack walling, shrub beds, and paved terracing. The rear garden is arranged on 3 levels, including a full width sandstone entertaining terrace off the kitchen/living area with glass and chrome balustrades, exterior lighting points and water tap.

Double and single aluminium double glazed doors lead to an unfinished basement garden room/studio with concrete floor and walls. A further double glazed door gives access to a large unfinished garden store with concrete floor and exposed block and brick walls.

The stone tiled lower terrace retained is enclosed by beech, fuchsia and bamboo, and leads to a wide tiled mooring on the River Stour.

Agents' Note: This property does not have a bonded building warranty.









Location: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/ cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.



Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Turn right into Merley Ways. At the T-junction, turn right, and the property can be found on the right hand side.

Council Tax: Band F

EPC Rating: Band B

















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