



25 Delph Road  
Merley, Wimborne  
Dorset, BH21 1RS

A superbly kept 5 bedroom, 2 reception room detached house standing in unusually large, south facing grounds of about an acre, adjoining Delph Woods, in a popular suburb between Wimborne and Broadstone.



OFFERS OVER: £1,000,000  
FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Band C

Christopher  
**Batten**

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A spacious reception hall (with a large storage cupboard) leads to a ground floor cloakroom. To the left, overlooking the front garden, is a spacious dual aspect sitting room. Internal bifold doors connect to a rear snug/dining room with glazed bifold doors to the rear garden and a window to the side. A double-sided gas fire serves both reception rooms.

Off the snug/dining room is a large, L-shaped kitchen/breakfast room with glazed doors giving an open outlook over the rear garden and woodland beyond, and a window to the side. The kitchen features a breakfast bar, a gas boiler, a Neff microwave, a Bosch double oven, a fitted dishwasher, an electric hob, space for an American style fridge-freezer, and space for washing machine and a dryer.

There is a generous first floor landing with a loft access and a triple-door airing cupboard.



 2
  5
  2



Bedroom 1 is a spacious double room with wonderful views over the rear garden and woodland beyond, extensive fitted wardrobes, and an en suite shower room. There are 3 more double bedrooms, one of which has fitted wardrobes, and a study/bedroom 5. The family bathroom has a shower bath, wash basin, WC and fitted cupboards.

The property is approached via a brick paved driveway providing off road parking for multiple vehicles, flanked by mature borders and a low brick wall boundary. A double garage (with up-and-over door, power, lighting, courtesy door to the rear garden, and gardener's WC and wash basin), is set just behind the house, where there is also a water tap.

At the side of the house, a wrought iron gate between brick pillars leads to the rear garden, where there is a substantial paved patio and a large sun deck. An awning shades the bifold doors at the rear of the house.

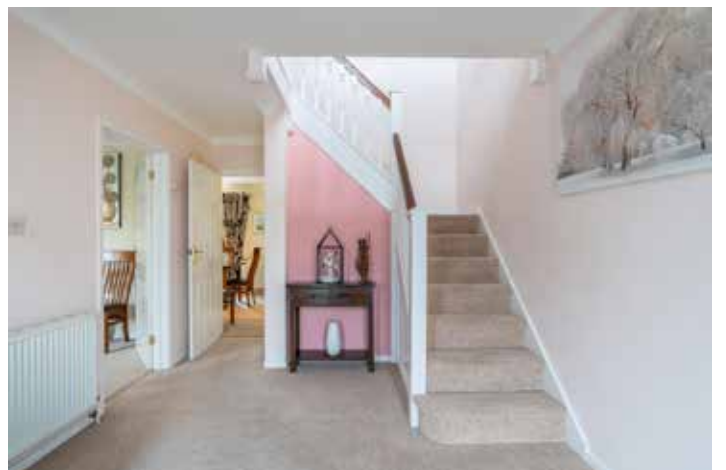


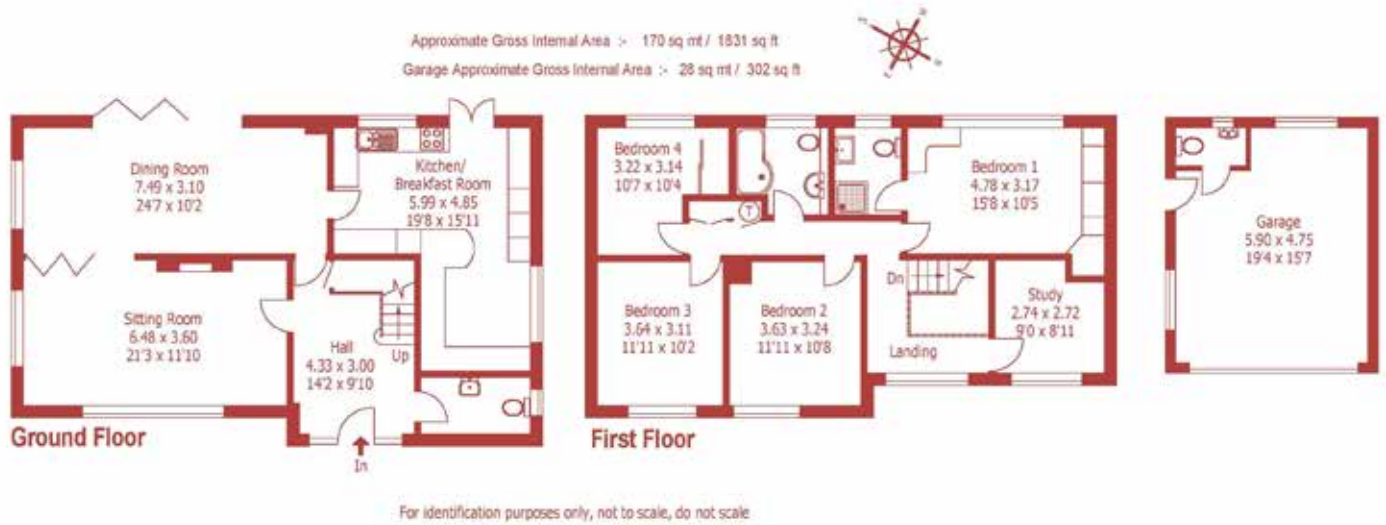
The majority of the garden is lawned, with impressive inset borders and surrounded by fencing and mature shrubs. It adjoins Delph Woods, providing a lovely, wooded backdrop, and is quite private as the neighbouring properties are set at an angle and don't overlook the garden.

Planning permission for an extension has been granted in the past.

Location: Delph Road stands in a convenient position enjoying easy access to a wide range of amenities in both Broadstone and Wimborne, and to the road systems leading to the west and towards Poole and Bournemouth. State, grammar and independent schools are all nearby.

Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit towards Poole. Proceed past the right hand turning to Merley Park Road, and take the second turning on the right into Delph Road. The property can be found on the other side of the grass 'roundabout'.





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