



**95 Merley Ways
Wimborne, Dorset, BH21 1QP**

A most deceptive, 4/5 bedroom detached chalet style home situated on a slightly elevated site in the popular Merley Ways, WITH AN OUTSTANDING VIEW OVER AN OPEN RECREATIONAL AREA, THE GREENBELT AND THE WATER MEADOWS OF THE RIVER STOUR. The property is offered for sale with NO FORWARD CHAIN.

**Offers In Excess Of: £795,000
FREEHOLD**



Christopher
Batten

in association with

Winkworth



95 Merley Ways was originally built in 1959 as a bungalow, and has been subject to two extensions (one in 1994 and a roof conversion in 2002). The present owners have been in occupation since 1991.

This well presented chalet has excellent living accommodation, arranged on two floors, extending in total to just over 1700 square feet.

The flexible ground floor has a large 'L' shaped living room (with sliding doors which leads to a covered sun deck with steps down to the garden) and there is a superb view from this area.

The kitchen has been fitted with oak work surfaces, quality flooring, and a range of built-in appliances including double oven, hob, extractor and dishwasher.



 1  5  2



In addition, there are bedrooms 3 and 4 on the ground floor.

There is also a ground floor bathroom and an inner reception hallway.

The first floor has a long landing with 2 good sized bedrooms and a study/bedroom 5.

The main bedroom is particularly impressive, having a high ceiling (with downlighters) and a pair of sliding double glazed doors (with matching side screens) to a large balcony which has a superb view.

There is also a large shower room (with a double shower cubicle).

Outside, there is a detached single garage and a long tarmac driveway with parking for a number of vehicles.





The rear garden has a large sun deck, 3-tier lawns with stone steps, a vegetable garden area, paved patio and a timber gazebo providing a covered area for a hot tub (which is available by separate negotiation).

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.



95 Merley Ways, Wimborne
Approximate Gross Internal Area :- 160 sq mt / 1725 sq ft



First Floor



Ground Floor

For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions.



DISCLAIMER:

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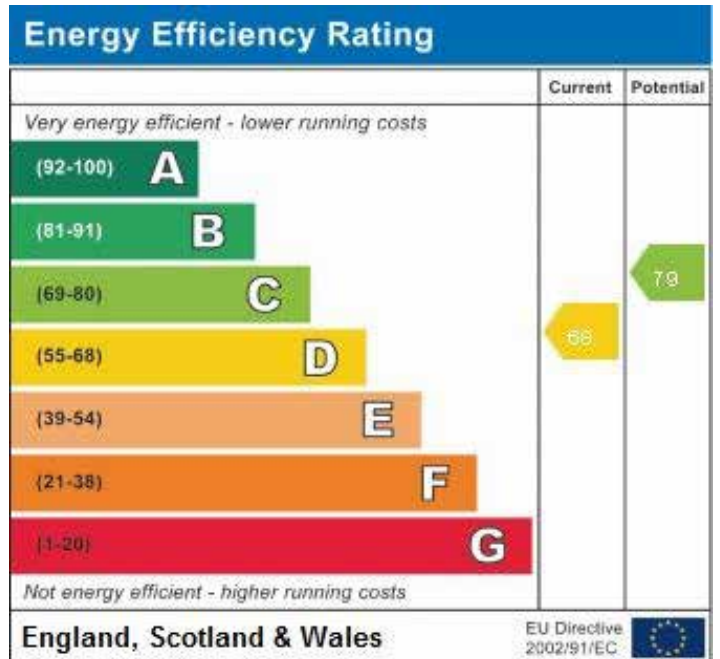


Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Take the first turning on the right, into Merley Ways. Number 95 can be found on the westerly side of Merley Ways.

Council Tax Band: TBC







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