



266 Rempstone Road  
Merley  
Wimborne, Dorset  
BH21 1SZ

A well presented 4 bedroom detached house at the end of a cul-de-sac on the popular Merley development, offering great scope for extension, subject to planning consent.

ASKING PRICE: £550,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





The property benefits from a double garage (with utility area), off road parking, gas central heating and UPVC double glazing.

An enclosed entrance lobby leads to a hall (with door to the garage) and a cloakroom.

The dual aspect lounge/dining room has a decorative stone fireplace, an electric fire, and a patio door to a sun lounge (with doors to the rear garden.)

The kitchen/breakfast room features modern units and worktops, electric hob, extractor, Indesit electric double oven, space for fridge, wall mounted Worcester gas boiler (fitted about 2 years ago), built-in under stairs larder, and door to the rear garden.



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The first floor landing has an airing cupboard and access to the loft space, and there are 4 bedrooms, 3 of which have built-in cupboards, and 2 of which have laminate flooring, along with a family bathroom (with fully tiled walls.)

A driveway provides off road parking and leads to a double garage with up-and-over door, lighting, power points, utility area with plumbing for washing machine, space for tumble dryer and freezer, and door to the rear garden.

The open plan front garden is interspersed with trees and shrubs.

There is access at both sides of the house to a nicely enclosed, predominantly lawned rear garden with patio, water tap, greenhouse and apple tree.





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 grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

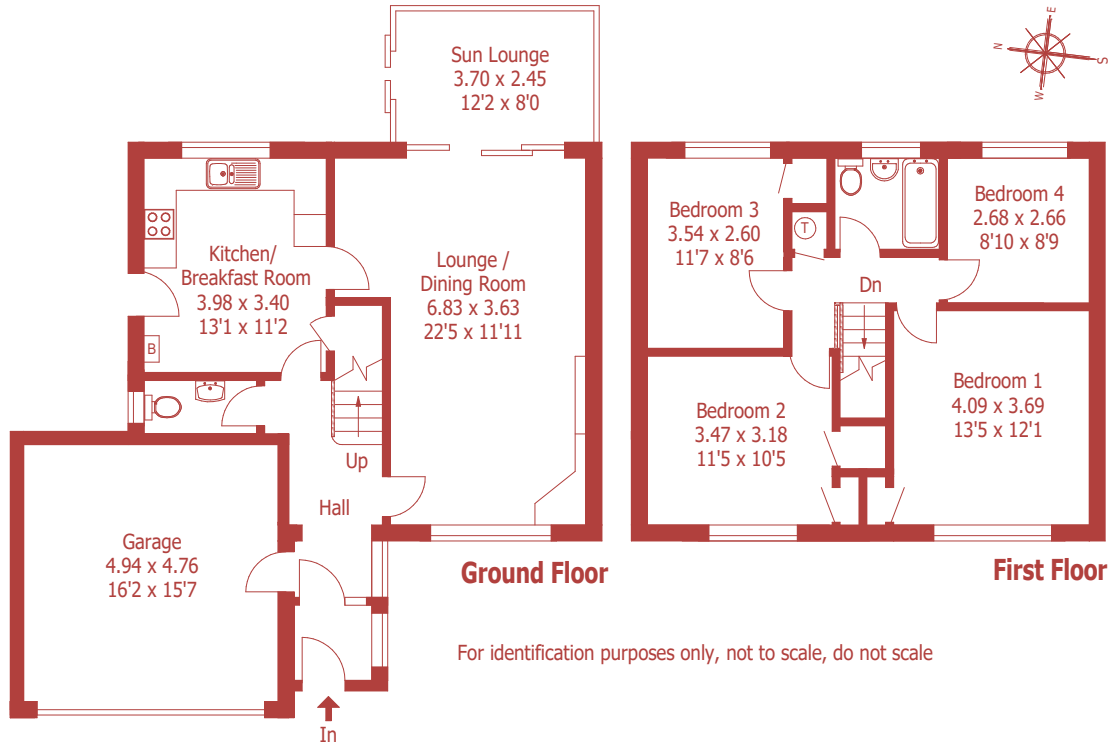
Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill and continue to the traffic lights. Turn left into Queen Anne Drive and take the first turning on the left, into Rempstone Road. Turn left into the first cul-de-sac, and proceed to the far end. Bear left to the property.

Council Tax: Band E

EPC Rating: Band D



Approximate Gross Internal Area :- 147 sq m / 1582 sq ft



**DISCLAIMER:**

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