



10 Countess Close, Merley  
Wimborne, Dorset, BH21 1UJ

A well presented, extended 4 bedroom detached family house, refurbished to a high specification in recent years, with ample off road parking, a large double garage and a south facing rear garden, situated in a quiet residential cul-de-sac.

Asking Price £639,950 FREEHOLD

Council Tax: Band F

EPC Rating: Band C



Christopher  
**Batten**

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The property provides spacious accommodation extending to over 2,000ft<sup>2</sup>, and has engineered oak floors to the ground floor, a large modern kitchen/breakfast room, a contemporary style family bathroom, and a large en suite bath/shower room to the principal bedroom. The house has gas central heating, UPVC double glazing, and a double garage with double doors to the rear garden.



Directly opposite the property there is access to a network of footpaths leading through landscaped areas to a children's play park and local shops.

A brick pillared covered entrance way leads to a large reception hall, off of which there is a cloakroom.



 2
  4
  2





The nicely proportioned living room has an under stairs cupboard and double doors to a separate dining room which has double doors to the rear garden.

The kitchen/breakfast room has contemporary units, ample work-tops, a 6-burner range cooker, an American style fridge-freezer, space and plumbing for dishwasher, microwave, gas central heating boiler and door to outside. An archway leads to a utility area/ boot room with a range of cupboards.

The first floor landing has a loft access and an airing cupboard.

Bedroom 1 has built-in double ward-robres, a large window to the front and a large en suite bath/shower room with double-ended bath, shower cubicle, WC, wash basin, shelving and cupboards.



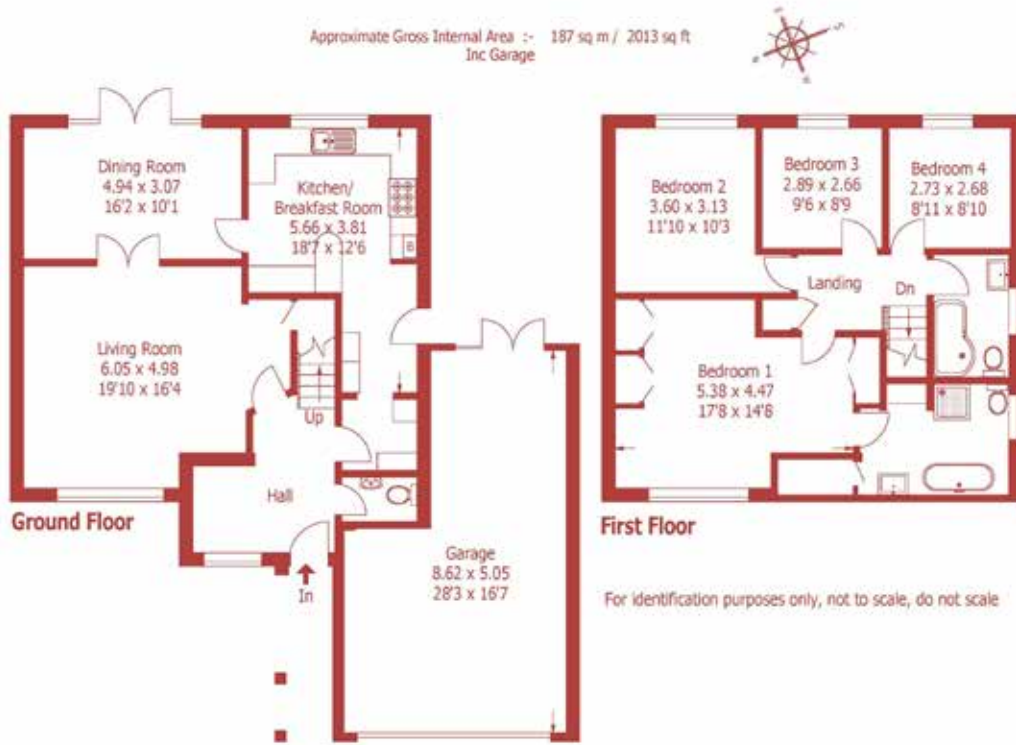
Bedroom 2 is a spacious double room overlooking the rear garden, and there are 2 further bedrooms to the rear. The family bathroom comprises shower bath, wash basin and WC.

There is ample off road parking on a large, block paved parking area, and a large double garage with an electric up-and-over door, lighting, power points, and double glazed doors to the rear garden.

A side garden gate provides access to the nicely enclosed south facing rear garden where there is a gravelled area, a timber sun deck, a lawn and a selection of shrubs. There is a large hard standing area suitable for a summerhouse/home office.







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Location: 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. At the traffic lights, turn left into Queen Anne Drive. Take the third turning on the left into Lynwood Drive, and turn second left into Countess Close.











15 East Street | Wimborne  
Dorset | BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)  
01202 841171

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