



HEARNES

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Wimborne
Dorset, BH21 1QR

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FREEHOLD PRICE: £1,150,000

This superbly positioned and well presented modern detached family home offers five bedrooms, two reception rooms and three bathrooms as well as a stunning kitchen/dining/family room, utility room and large garage. The property occupies a unique position on the banks of the River Stour with direct river frontage, mooring and fishing rights in just over half an acre of land.

- Entrance vestibule with glazed oak double doors leading to entrance hallway with travertine flooring
- Spacious living room with wood block flooring, brick and slate fireplace with insert woodburning stove and front aspect window
- Stunning kitchen/dining/family room with vaulted ceiling. Kitchen has an excellent range of base and eye level units with granite worktops, matching large island unit/breakfast bar, Britannia stainless steel range cooker with six burners and extractor hood over, two ovens and grills, built-in fridge freezer and integrated dishwasher, travertine flooring, space for sofa and table and chairs, casement doors to terrace and garden
- Separate utility room with sink, base and eye level units with complementary worktops, space for white goods and door to outside
- Rear lobby with built in storage cupboards, door to garage and door to shower room with large walk in shower, vanity unit, WC and storage cupboard
- Good size sitting room with attractive bay window and double doors to outside with view over garden and river
- Spindled oak staircase leading to floor landing
- Five generous size bedrooms
- Main bedroom with oak flooring, fitted wardrobes and double doors to SUN BALCONY overlooking garden and river. A fully tiled en suite shower room with walk in double shower, wash hand basin, concealed WC and roof light
- Bedroom two with oak flooring, fitted wardrobes and en suite cloakroom
- Bedroom three with oak flooring, fitted wardrobe and door to sun balcony
- Bedroom four with oak flooring and front aspect and fifth bedroom/study being a single room with front aspect
- Fully tiled family bathroom with double ended bath, separate shower cubicle, wash hand basin and WC
- Double glazing and gas heating with parts of the house benefitting from underfloor heating.
- Outside: a grey paviour driveway gives off road parking for a number of cars leading to a large garage with personal door to the side
- The rear garden has to be viewed to fully appreciate having a large detached chalet timber garden store, sandstone pathways and a large Arbour with climbing honeysuckle. Steps lead down to a lawn area within the floodplain which is currently under a separate title. It is arranged as an extensive flat lawn enclosed by post and rail fences and then an established tree line. At the rear of the garden there is a terrace decking area with steps down to a landing point on the river.

Merley Ways is part of a hilltop development of houses and bungalows within a mile of Wimborne town centre with countryside walks from the doorstep.

COUNCIL TAX BAND: E

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

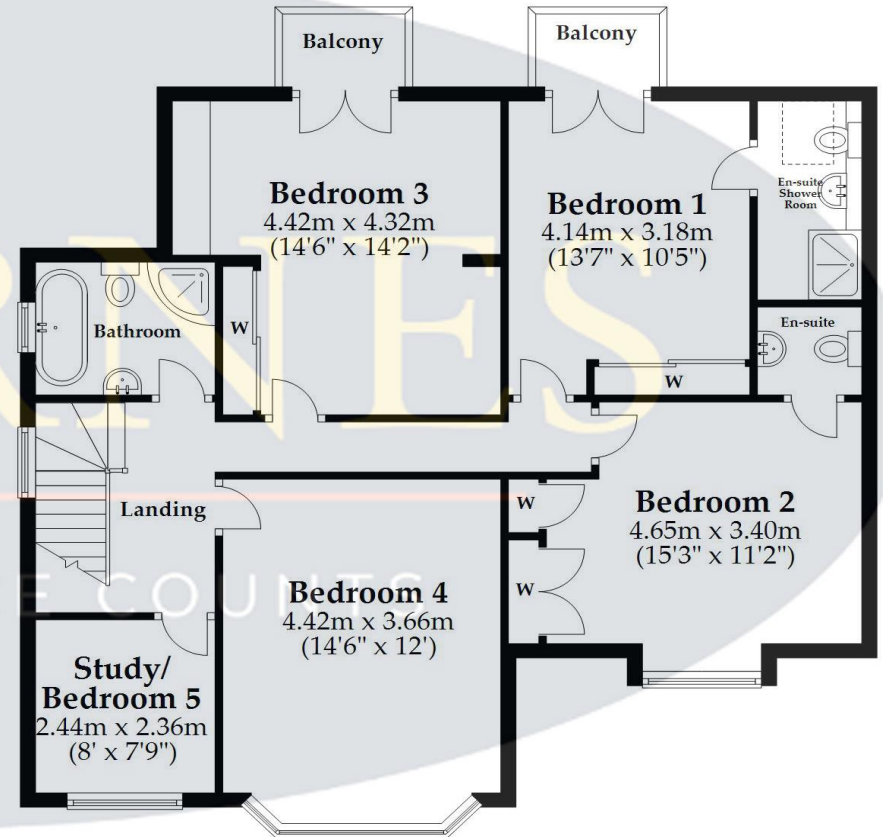
Ground Floor

Approx. 127.1 sq. metres (1368.6 sq. feet)



First Floor

Approx. 92.9 sq. metres (999.8 sq. feet)



Total area: approx. 220.0 sq. metres (2368.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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