



ADAGIO, 22 HAWKER CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XW  
£485,000 FREEHOLD

## A WELL PRESENTED 4 BEDROOM DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, IN A QUIET CUL-DE-SAC ON THIS POPULAR RESIDENTIAL DEVELOPMENT.

### SUMMARY:

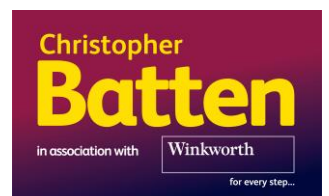
The property has been subject to a programme of extension and refurbishment, and the flexible accommodation offers scope for further re-modelling. The house benefits from gas central heating and UPVC double glazing, a double length garage, and a well stocked, private rear garden (with a substantial timber summerhouse/studio).



### AT A GLANCE

- NO FORWARD CHAIN
- 4 bedrooms
- 2 bathrooms plus cloakroom/utility
- Double length garage & off road parking
- Neatly maintained, well stocked garden

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## DESCRIPTION:

The bright, sunny reception hall has a glass partition leading to a lounge/dining room with patio doors to the rear garden. There is also a central hallway with an under stairs cupboard (with fitted light), and a study/dining room. The kitchen includes oak-faced units, Blomberg induction hob, extractor, electric double oven, space for upright fridge-freezer, and door to the garage. A separate utility/cloakroom features a WC, and space and plumbing for a washing machine.

Stairs lead to the first floor landing which has an airing cupboard, and a loft access with a retractable ladder. Bedroom 1 has 2 built-in wardrobes, a double glazed skylight and an en suite shower room with WC, wash basin and towel radiator. Bedroom 2 has wardrobes, and there are 2 further bedrooms and a family bathroom with bath (with shower and screen over), WC, wash basin, towel radiator and double glazed skylight.

A shared driveway leads to a private drive which provides off road parking and has been landscaped for ease of maintenance, with a gravel and paviour feature.



The integral double length garage has an up-and-over door, lighting, power points, an airing cupboard housing a Worcester gas central heating boiler, a water tap, and a door to the rear garden. There is also access at the side of the house to the nicely enclosed, neatly maintained rear garden, which features a lawn, a patio, well stocked borders, a timber shed (with power) and a large timber summerhouse/studio (with power).

### LOCATION:

Merley offers local shops, a health practice, a First School, a community centre 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.

### COUNCIL TAX:

Band E

### EPC RATING:

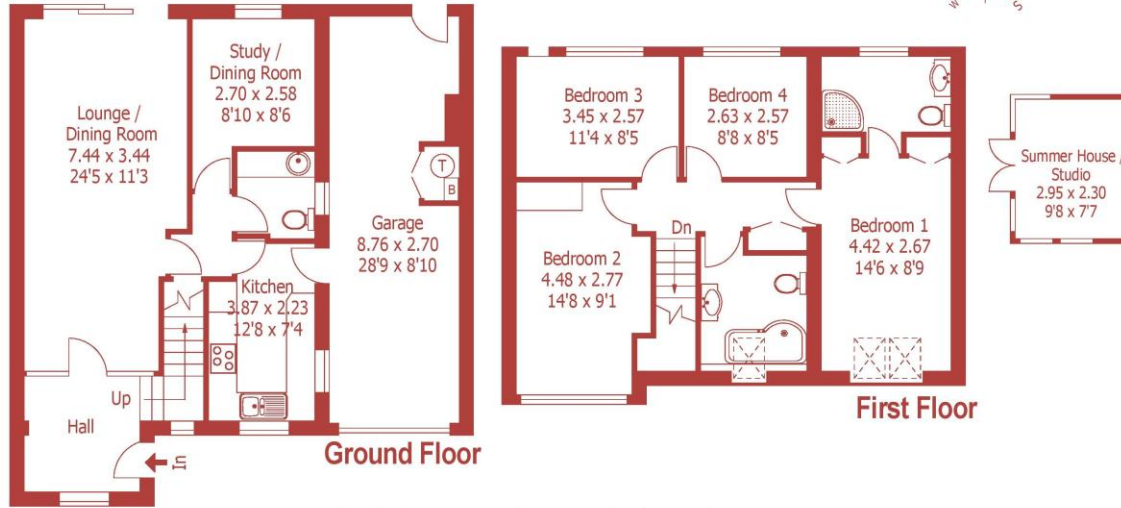
Band C

### DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Turn right into Oakley Straight, and left into Sopwith Crescent. Follow the crescent around and, towards the end, turn left into Hawker Close. Turn right, and the property can be found on the right hand side.



Approximate Gross Internal Area :- 144 sq mt / 1554 sq ft  
Summer House Approximate Gross Internal Area :- 7 sq mt / 73 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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