



River Cottage  
129 Merley Ways  
Wimborne, Dorset, BH21 1QR

A spacious 3/4 bedroom detached house for sale with NO FORWARD CHAIN, in an enviable position with direct frontage to the River Stour, and less than a mile from Wimborne town centre.

PRICE GUIDE: £950,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



This attractive family home enjoys stunning viewings over the river, meadows and fields beyond, and has a large concrete mooring and fishing rights. Built in the 1950s, and substantially extended in more recent years to create excellent living accommodation arranged over 2 floors, River Cottage is connected to all mains services, and has gas central heating, ledged double glazed windows, and neutral decoration and carpeting.

The landscaped riverside garden is an outstanding feature, providing truly beautiful views.

The entrance hall has an under stairs cupboard. There is a spacious dining room overlooking the front garden, which opens through to a large living room with a brick open fireplace (with wood burner style gas fire), and full width double glazed windows and doors giving stunning views over the river and fields beyond.



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From the dining room, a door leads to an inner hallway with a shower room, an under stairs cupboard, and a secondary staircase leading up to a spacious study/fourth bedroom with a front window and a Velux rooflight.

Folding doors from the living room lead to a light, bright galley style kitchen/breakfast room with an excellent range of modern Shaker style units and granite surfaces, a 1.5 bowl stainless steel sink, Falcon range cooker, extractor, fitted Bosch fridge and freezer, and integrated dishwasher. The triangular breakfast area has a conservatory roof, dado panelling, a wine rack and a feature window giving lovely river views. Between the kitchen and the hall is a utility area with matching worktops and units, broom cupboard, and fitted washing machine and Neff microwave.

From the hall, stairs lead to a large first floor landing with a cupboard and a loft access. Bedroom 1 is a spacious double room with a door and windows to an enclosed balcony (with paved floor and glass panels) offering a wonderful view. It has an en suite dressing room with rails, shelves and basket space, and an en suite shower room (with walk-in double shower cubicle, vanity wash basin and WC).



Bedroom 2 has a front aspect, bedroom 3 has lovely river views, and there is a spacious family shower room with double shower cubicle, wash basin and WC.

The front garden is enclosed by fencing and low brick walling, and has a lawn and well planted raised borders. There is off road parking for 3 or 4 vehicles, and the former garage is now an integral store with timber double doors.

The rear garden is an outstanding feature, being enclosed by timber fencing, and neatly landscaped on several levels, including a well maintained lawn, paved terraces, raised sleeper beds, and steps down to a large concrete mooring with a bench seat.

**LOCATION:** 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.





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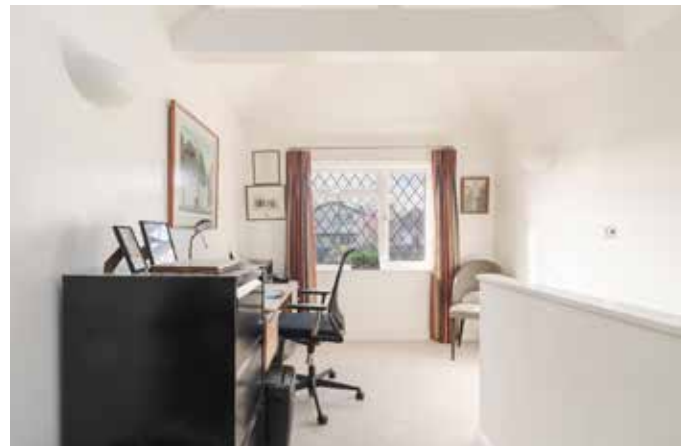


There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

**DIRECTIONS:** From Wimborne, proceed in a southerly direction along Poole Road, over Canford Bridge and up Oakley Hill. Take the first turning on the right into Merley Ways. Turn right at the T-junction, and the property can be found on the right hand side.

**COUNCIL TAX:** Band E

**EPC RATING:** Band D







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