



Christopher
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in association with

Winkworth

Canford Farm, 39 Montacute Way, Merley, Wimborne

Dorset, BH21 1TZ

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A well presented and substantial 5 double bedroom detached character house set in a large garden plot of about one third of an acre, with a double garage and ample off road parking.

Built circa 1830, the house has been extended and re-modelled in more recent times to create a spacious and well proportioned family home, with potential for an independent annexe. It benefits from gas central heating and double glazing.

**PRICE GUIDE:
£1,000,000 FREEHOLD**



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Tastefully presented throughout, the accommodation includes a superb vaulted kitchen/breakfast room of almost 30ft in length, a large family snug/dining area, a spacious lounge, a study, a potential ground floor annexe (with en suite bedroom and utility room), a generous principal bedroom suite, and 3 further first floor double bedrooms.

The house is situated off a private driveway at the end of a small cul-de-sac development, within a popular residential area. Close at hand is a range of local amenities, green open spaces and woodland, with children's play areas and ideal dog walking.

A covered porch leads to an entrance hall (with access to loft storage space above), off of which are a downstairs cloakroom and a study with 2 built-in cupboards.

A door leads to an impressive reception hall with woodblock flooring, and double doors open through to a spacious, dual aspect lounge with a large bay window to the front, and 2 pairs of French doors to the garden.

There is an under stairs store room with fitted light and shelving.

A 34ft family snug/dining area features French doors to the garden, shelved alcoves, and a large inglenook fireplace with bressummer beam and wood burner (which operates as an auxiliary heating system heating 2 radiators and hot water).

The magnificent kitchen/breakfast room has a vaulted ceiling, an exposed timber A-frame, Shaker style units, Rangemaster cooker (with gas hob, 2 electric ovens and cooker hood above), American style fridge/freezer, space and plumbing for dishwasher, breakfast bar, and French doors to the garden.

A door connects to a rear hallway, off of which is an area offering annexe potential, with independent doors to both front and rear elevations.



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There is a utility room comprising a Belfast sink and space and plumbing for washing machine and tumble dryer, and a spacious, dual aspect fifth bedroom with an en suite shower room.

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

The large principal bedroom has a bay window to the front, a dressing room (with 2 built-in cupboards), and a spacious en suite bath/shower room.

There are 3 further double bedrooms and a family bath/shower room.

Canford Farm is approached off a private driveway which serves 5 properties. A driveway providing ample off road parking leads to a double garage with 2 up-and-over doors, lighting and power points. The front garden is bounded by a low brick wall, and has a paved terrace with a retaining wall, well stocked raised borders, and an ornamental fishpond with a water feature.

The rear garden has an Indian sandstone terrace across the width of the house, with exterior lighting and water taps. The landscaped gardens feature a gazebo, a timber shed, and a large timber summerhouse (available by separate negotiation) which could be used as a home office. The gardens, which are enclosed by walling and timber fencing, amount to approximately a third of an acre and afford a fair degree of privacy, with lawns, footpaths and borders.

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, and Wimborne town centre provides a wide range of amenities. Schools for all ages are easily accessible, including boys and girls grammar schools and good independent schools including Castle Court, Dumpton and Canford School, the latter less than a mile away. 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 junction with Queen Anne Drive, turn left, and take the second turning on the left into Montacute Way. Proceed to the T-junction and turn right. Proceed to the far end of Montacute Way and turn left. A private drive on the right hand side leads to the property.

COUNCIL TAX: Band G

EPC RATING: Band D











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

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