



8 COBHAM WAY, MERLEY, WIMBORNE, DORSET, BH21 1SJ

£525,000 FREEHOLD

AN EXTENDED 4 BEDROOM DETACHED HOUSE WITH A PRIVATE GARDEN, A DOUBLE GARAGE AND NO FORWARD CHAIN, IN A QUIET CUL-DE-SAC POSITION CLOSE TO MERLEY FIRST SCHOOL, LOCAL SHOPS AND A BUS ROUTE.

AT A GLANCE

SUMMARY:

Owned by the same family since 1976, the property has been well maintained, and now offers great scope for further improvement. It benefits from gas central heating, replacement UPVC double glazing and ample off road parking, and a single storey rear extension provides a large family room.

- NO FORWARD CHAIN
- 3 reception rooms & spacious kitchen
- 4 bedrooms with wardrobes
- Ground floor cloakroom & first floor bathroom
- Double garage, ample parking & attractive garden



Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

A covered entrance porch leads to a reception hall with under stairs cupboard and cloakroom (with WC and wash basin).

The lounge has a stone fireplace with inset gas fire, and glazed double doors to a dining room. From here, further glazed doors give access to a spacious family room with an excellent range of bookshelves, fitted gas fire, and patio door to the rear garden.

The kitchen/breakfast room has units, worktops, Neff gas hob, electric oven, Bosch washing machine, Lec fridge and Glow Worm gas central heating boiler. A door leads to a rear porch/boot room with a double glazed door to the garden, and a doorway opening into the integral double garage.

From the hall, stairs lead to the galleried first floor landing which has an airing cupboard and access to loft storage space. Bedroom 1 has fitted wardrobes, and bedroom 2 has fitted wardrobes, a dressing table and a deep built-in cupboard. Bedroom has fitted wardrobes and a built-in cupboard, and bedroom 4 has fitted wardrobes.



The bathroom comprises bath (with Triton shower and screen above), wash basin and WC.

The open plan front garden is lawned, with well stocked flower beds. A wide driveway provides off road parking and leads to the 2 garages which have up-and-over doors, lighting and power points.

A gate leads to the private, enclosed rear garden which has a patio, a large lawn, well stocked borders, a water tap and a greenhouse.

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

DIRECTIONS:

From Wimborne proceed South along Poole Road, over the river bridge into Oakley Hill. Take the third left into Oakley Lane, then the first right into Oakley Straight. Take the first left into Sopwith Crescent, and turn left into Cobham Way. Number 8 is on the right hand side.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

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