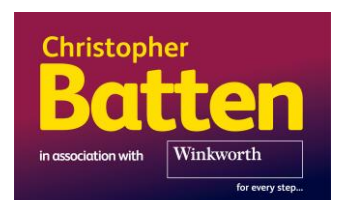




99 COCKERELL CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XR
£310,000 FREEHOLD

A well-presented mid-terrace combining character and contemporary refurbishment throughout. The sitting room retains its cast-iron fireplace and herringbone oak flooring, while the refitted kitchen opens to an enclosed rear garden. Two bedrooms and a high-specification bathroom suite complete the accommodation.

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION: From the moment you step inside, it is clear that considerable thought has gone into the presentation of this property. The sitting room sets the tone, herringbone-laid solid oak flooring runs underfoot, an ornate cast-iron fireplace with a white-painted surround provides a natural focal point, and the open-tread staircase rises neatly within the room, giving the ground floor a generous feel. To the rear, the comprehensively refitted kitchen features white shaker cabinetry, wood effect work surfaces and subway tile splashback. The Lamona gas hob, oven, extractor, integrated dishwasher and fridge are all included, as well as a new Worcester Bosch combi boiler fitted in 2025, with a half-glazed door opening directly to the garden.

Upstairs, the principal bedroom benefits from a fitted wardrobe and plantation shutters, while a second double, currently a home study with painted wall panelling, would serve equally well as a guest room. The refitted family bathroom is finished to a high specification with large-format porcelain tiling, a bath with thermostatic rainfall shower, wall-hung WC, vanity unit, LED mirror and heated towel rail.

Outside, a paved patio, lawn, planted borders and complete the rear garden.

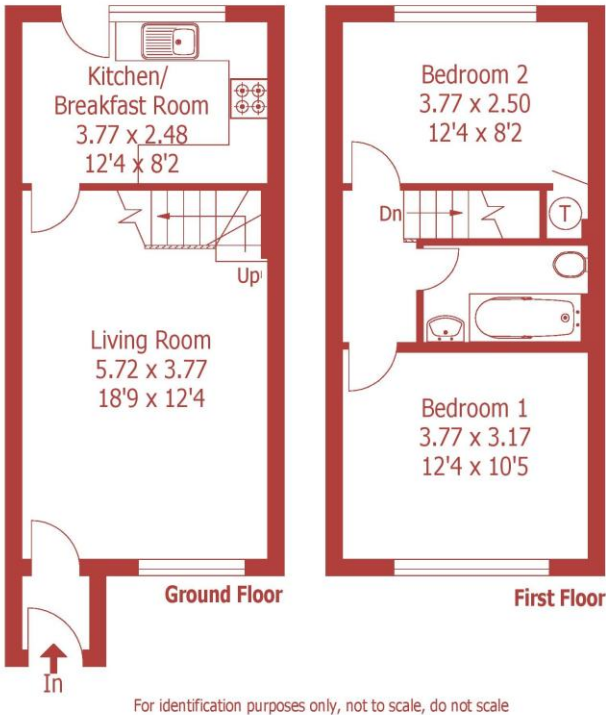




LOCATION: Cockerell Close forms part of an established residential development situated to the west of Wimborne Minster, within easy reach of the town's comprehensive range of amenities. Wimborne is a thriving, well-regarded market town on the River Stour, known for its historic Minster, independent shops and restaurants, weekly market, and strong community feel. The town centre meets day-to-day needs, with a Waitrose and additional supermarkets within a short drive. The area is well served by primary and secondary schooling, including Queen Elizabeth's School, a well-regarded grammar school in the town. Road links connect conveniently to Bournemouth, Poole and the A31, placing the wider county within comfortable reach.



Approximate Gross Internal Area :- 65 sq m / 695 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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