

Luxury+Prestige

BLAKEWOOD HOUSE

MERLEY PARK ROAD, ASHINGTON, WIMBORNE, DORSET, BH21 3DB



— Approximate boundary



























TAKE A STEP INSIDE



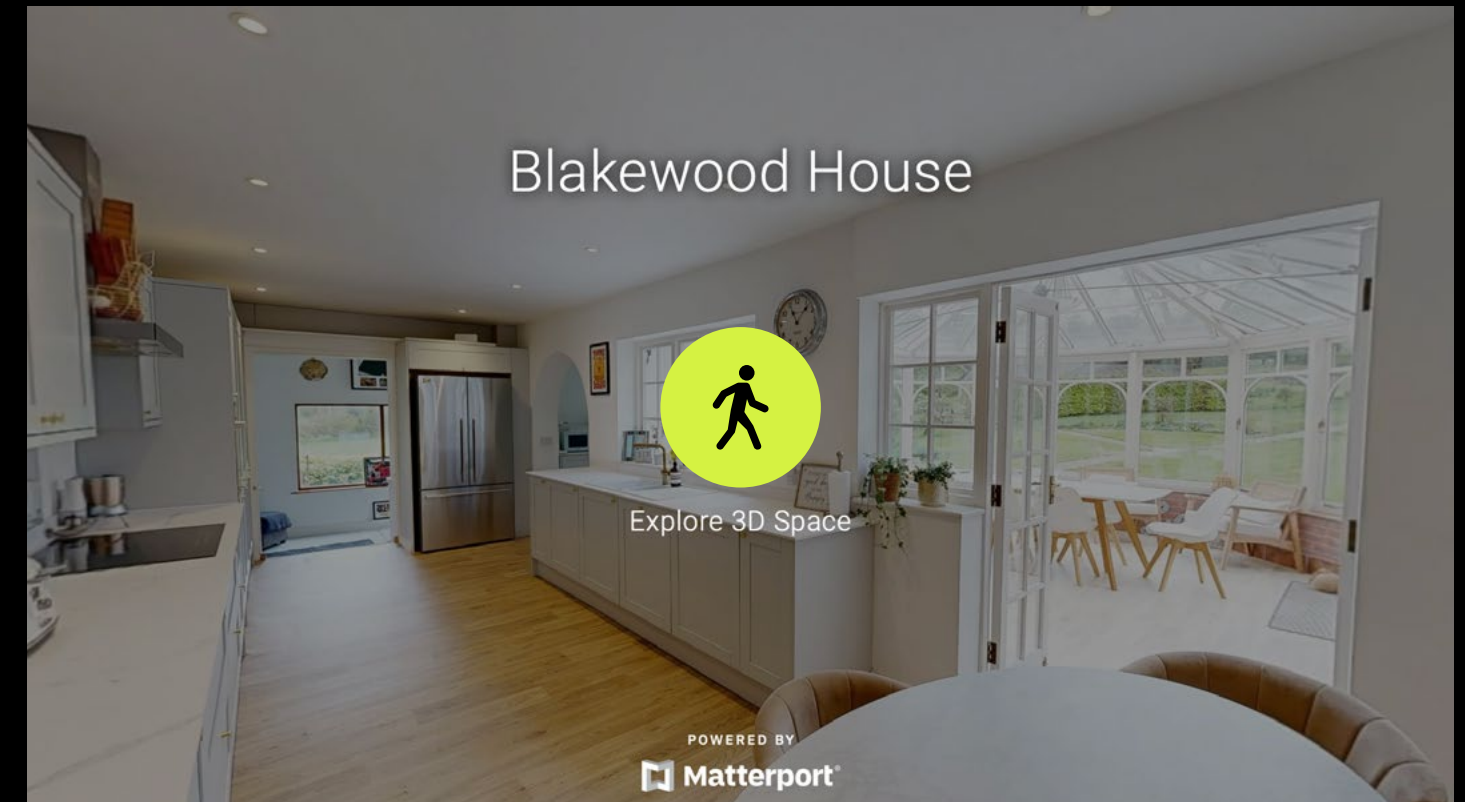
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

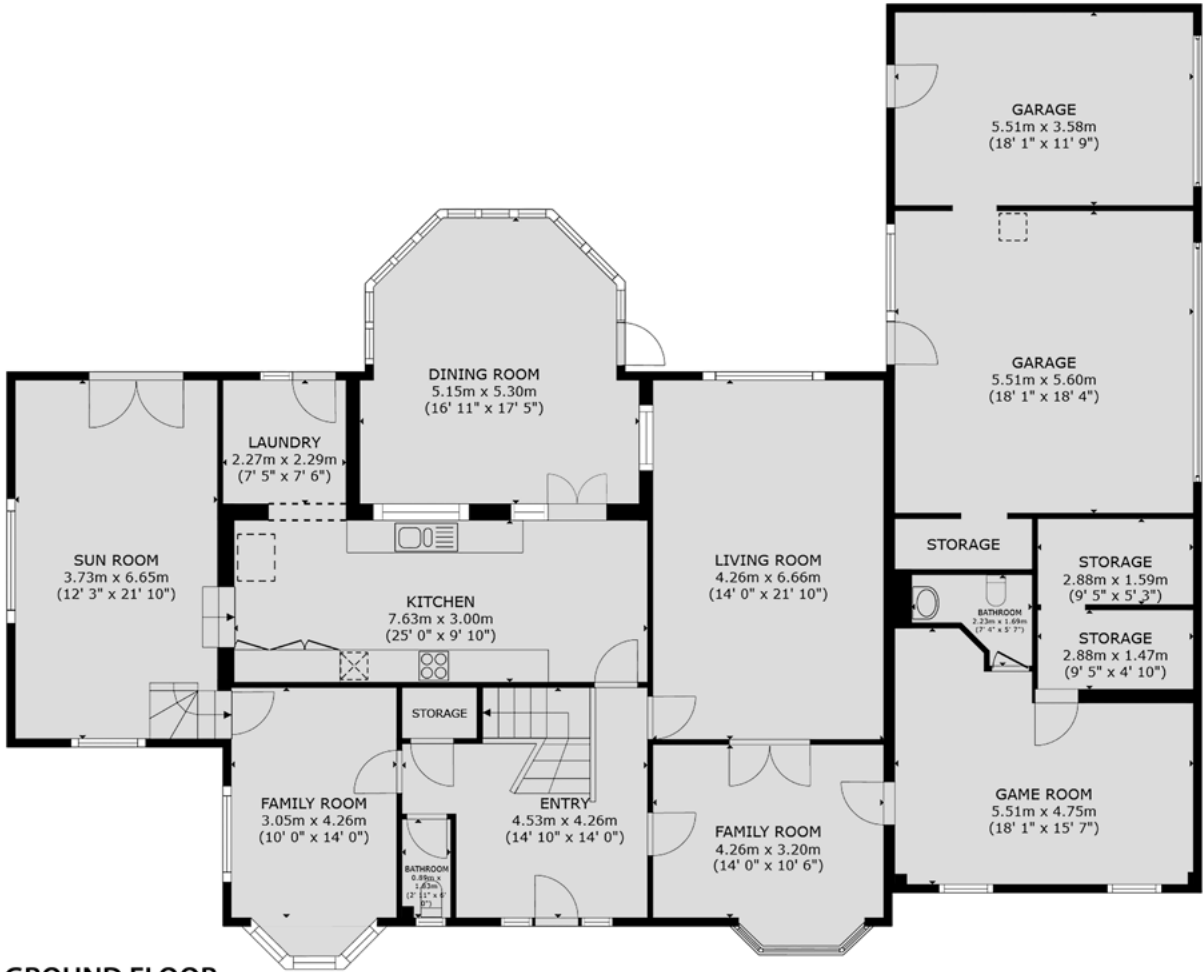
Matterport

Floorplan - Existing

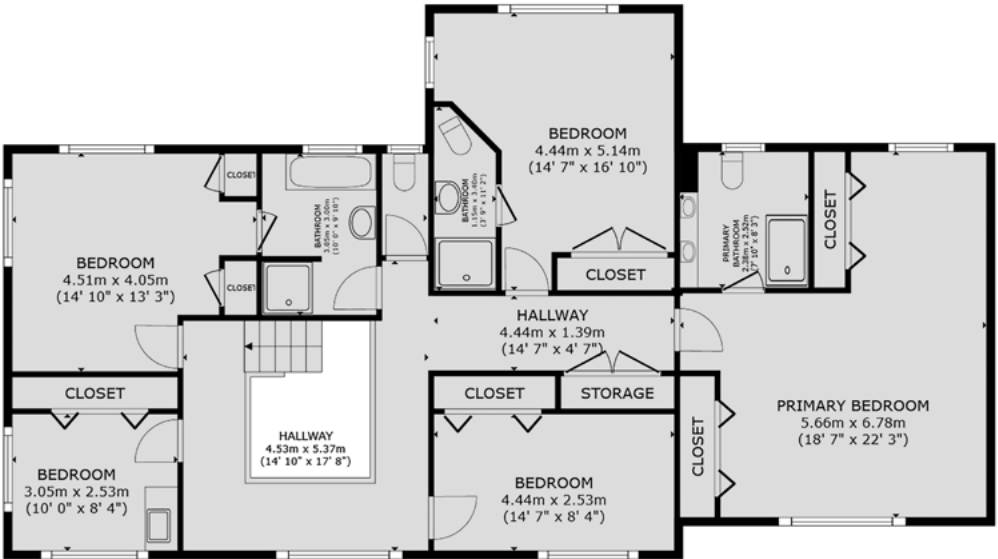
Blakewood House, Merley Park Road,
Ashington, Wimborne, BH21 3DB

GROSS INTERNAL AREA

House:	
Ground Floor:	2,156 sq. ft / 200 m²
First Floor:	1,513 sq. ft / 140 m²
Garaging:	534 sq. ft / 51 m²
Total:	4,203 sq. ft / 391 m²
Sizes and dimensions are approximate, actual may vary.	



GROUND FLOOR



FIRST FLOOR

Floorplan - Proposed

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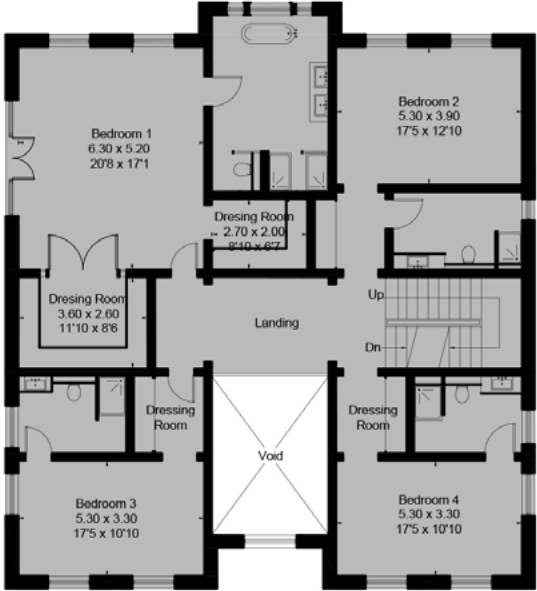
GROSS INTERNAL AREA

House: 7,815 sq. ft / 726 m²

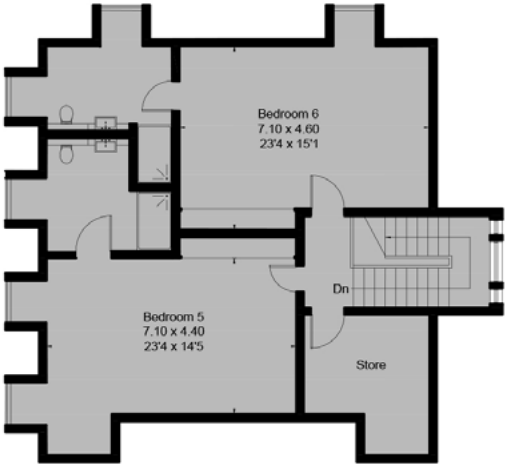
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #87571

Summary

This beautiful equestrian country home is set in exceptional grounds of 10 acres with formal gardens, paddocks, stabling and a tennis court. The existing accommodation extends to 4,203 square feet including garaging and is in good decorative order. There are 5 bedrooms and three bathrooms as well as ample reception space including a conservatory overlooking the formal gardens. It is approached via a long sweeping driveway giving quite a sense of arrival. The grounds extend predominantly to the west and south of the property giving a particularly sunny aspect which coupled with the picture perfect setting makes it a rare find.

The owners have however acquired planning permission for an important and sizeable new home. Application APP/24/00935/F was granted by BCP in 2025 and the decision notice is available upon request.

The proposed dwelling is a late style Georgian mansion which will extend to circa 7,800 square feet (our floor layout is based upon planning permission drawings as opposed to working plans which could differ) and the highly luxurious accommodation will include: six bedrooms, six bathrooms, a 38' kitchen family room, a further three receptions plus a sauna / changing complex connecting to the proposed outdoor swimming pool area.

This semi-rural location offers the best of all worlds as it is convenient for amenities at the popular Minster town of Wimborne with many cafés, bars and restaurants and several supermarkets including Waitrose, all of which are approximately 2.5 miles distant.

The centre of Poole offering excellent shopping, entertainment and recreational facilities is approx. six miles away, with the renowned Poole Harbour and Sandbanks for sandy beaches, yachting and water sports, approx. eight miles away. Trains run from Poole to London Waterloo and the A31 leading onto the M27/M3 to London can be joined about a mile away. The area is well served by state and independent schools including Corfe Hills, Poole and Parkstone Grammar Schools, Castle Court, Canford, Dumpton and Bryanston. Excellent walking, riding and cycling can be enjoyed in The New Forest National Park, east of Ringwood and along the UNESCO World Heritage Jurassic Coast, beyond Wareham.

Acreage: 10 Acres

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Details

Guide Price:	£2,500,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £213,750** Additional Home £338,750** ** based on guide price, correct as at 29.04.25
Local Authority:	BCP Council
Council Tax:	Band H 2024/2025 £4,295.50pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

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Key features

- + Wonderful 10 acre plot
- + South and westerly aspects
- + Planning permission for new Georgian style mansion
- + Proposed new dwelling extends to approx. 7,800 sq ft
- + Proposed 6 bedrooms and 6 bathrooms
- + Proposed outdoor pool and padel tennis court
- + Semi-rural but close to Wimborne
- + Rolling lawns and paddocks with beautiful views
- + Equestrian with stables
- + Rare to find in Green Belt

Our team



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