WILSON THOMAS
ESTATE AGENTS







25 Merriefield Avenue, Broadstone BH18 8DA

A remarkable opportunity to acquire a most distinctive, individual, family home set on an outstanding westerly facing plot in this highly sought after residential area. Numerous features including 34' four car garage/workshop and additional space for motorhome if needed. Offered for sale with No Forward Chain.

EPC: 70 **Council Tax Band:** G **Price:** £950,000 Freehold

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Key Features

- FOUR DOUBLE BEDROOMS
- OUTSTANDING LIVING ROOM
- FORMAL DINING ROOM
- ADDITIONAL SITTING ROOM
- HOME OFFICE
- MASTER EN SUITE SHOWER ROOM
- FOUR CAR GARAGE AND WORKSHOP
- SPACE FOR MOTORHOME
- STUNNING GARDENS
- SCOPE FOR IMPROVEMENT

The Property

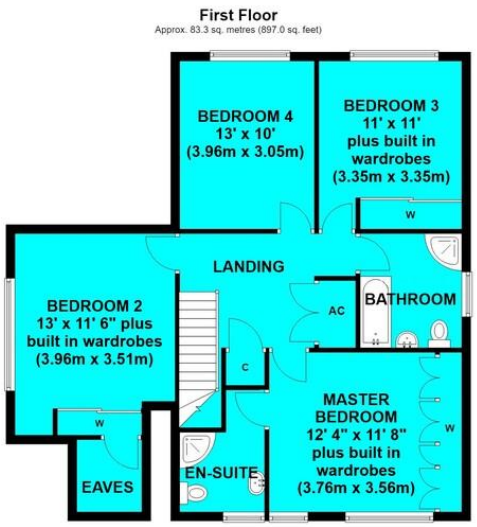
First time on the market for nearly 50 years, this is a truly remarkable opportunity to acquire a most distinctive and individual family home in this most sought after location.

Upon entering the large reception hall, one is immediately impressed with the feeling of space. There is a superb living room with feature fireplace, from where glazed double doors lead into a further sitting room which could be utilised as a cinema room if required. Across the hallway, one will find a home office, whilst there is a formal dining room overlooking the stunning rear garden. Fitted kitchen leading to breakfast room and a self-contained utility room which in turn continues via the side passageway straight into the large garage.

Spacious first floor landing serves four double bedrooms with the master bedroom having the benefit of an en-suite shower room. Bedrooms 3 and 4 overlook the superb rear garden. There is a fully tiled family bathroom with separate shower.

Lawned front garden with a variety of shrubs. Extensive driveway provides parking for numerous vehicles and leads to the rare feature of a four car garage/workshop. To the south side of the property there is secure space for a motorhome if required. The simply stunning westerly facing rear garden must be seen to be fully appreciated.





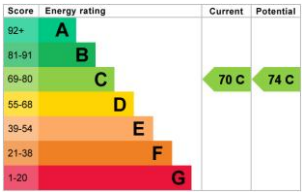
Total area: approx. 275.3 sq. metres (2963.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. Th illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or effenciency can be giv Plan produced using PlanUp.









All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk