



Fairmead, 25 Oakley Lane, Merley, Wimborne BH21 1SF

A wonderful opportunity to acquire a spacious, semi-detached three bedroom character house dating from around the mid 1800s and located within easy reach of local schools and the historic market town of Wimborne.

EPC: 65 Council Tax Band: E Price: £450,000 Freehold

 **3**  **2**  **1**





Key Features

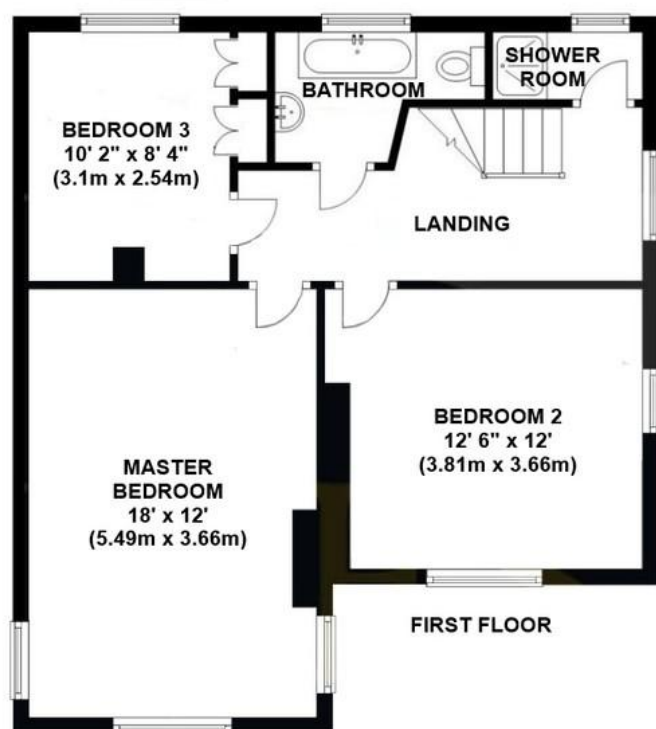
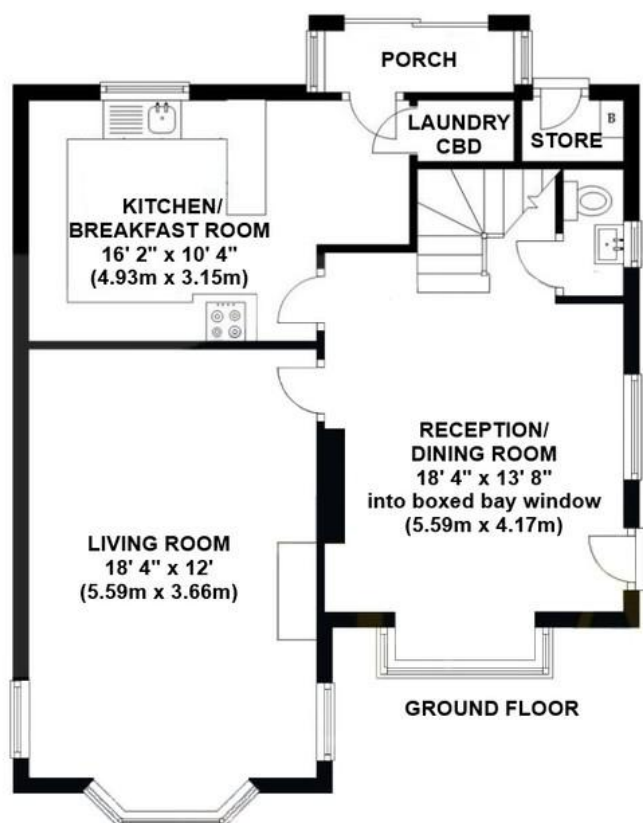
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH WOODBURNER
- KITCHEN/BREAKFAST ROOM
- BATHROOM WITH BATH TUB
- SHOWER ROOM
- RECEPTION HALL/DINING ROOM
- DRIVEWAY FOR SEVERAL CARS
- GARDEN WITH OUTBUILDING
- CHARACTER FEATURES
- PRIME LOCATION

The Property

Found in the popular residential area of Oakley, on the fringe of Merley and within easy reach of Wimborne Minster, here is an excellent opportunity to acquire a characterful semi-detached three bedroom house with excellent accommodation. A stable door leads into the spacious reception/dining room with dual aspect. There is a downstairs cloakroom. Across the hall one will find an excellent living room with feature fireplace and wood burner. To complete the picture on the ground floor, there is a farmhouse kitchen with Belfast sink and adjacent breakfast bar. Of particular note is the walk-in laundry cupboard and rear porch.

From the reception hall/dining room there is a delightful feature whereby the stairs open up to the first floor via a half landing where one will find a shower room. The bright

and airy first floor landing serves three double bedrooms. The master bedroom is of a very good size, again with dual aspect. Excellent second bedroom with dual aspect, whilst bedroom 3 has the benefit of built in storage cupboards. The bathroom features a traditional bath tub and has tiled walls, together with ceramic sink and separate WC. Shingled enclosed front garden bordered by mature hedgerow. Block paved driveway providing parking for several vehicles. Split five bar gate leads to the rear garden with a patio area, together with a level lawned area, a childrens' play area with soft chippings. Brick built outhouse with timber double doors and pitched tiled roof which could be converted for a variety of purposes, subject to the necessary consents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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