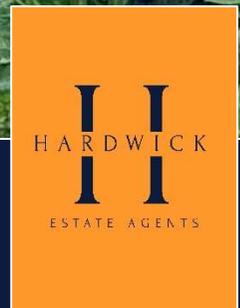




29 Gravel Hill, Wimborne, Merley, BH21 1RW



Set on a generous plot approaching 0.23 acres this charming character home offers 3/4 bedrooms, 3 bathrooms together with 2 garages and a large 3 room garden cabin/office.

- Traditional character home
- Well presented throughout
- Extensively modernised in recent years
- 3/4 double bedrooms
- 3 bath/shower rooms
- Spacious sitting room
- Modern kitchen/breakfast room
- Generous level plot
- Parking for several vehicles
- 2 detached garages and garden cabin
- Majority UPVC double glazed
- Recently updated gas central heating system

### **ASKING PRICE:**

Offers in excess of £600,000 - (Freehold)

### **EPC RATING:**

Band – D







Set on a plot approaching a quarter of an acre, this beautifully presented period detached house offers character, space and flexibility, making it an ideal family home.

It was extensively updated in recent years, just some of the improvements include a new kitchen, bathroom suites throughout, majority UPVC double glazing, gas central heating system together with the addition of a large, detached garage and garden cabin/home office.

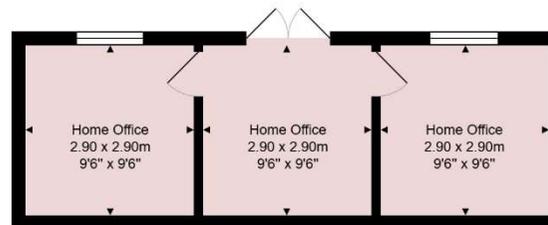
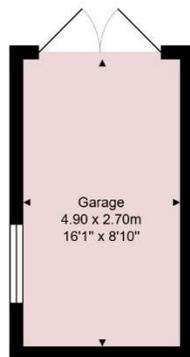
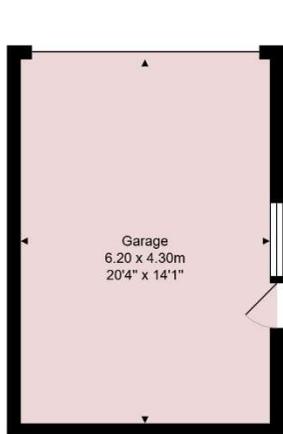
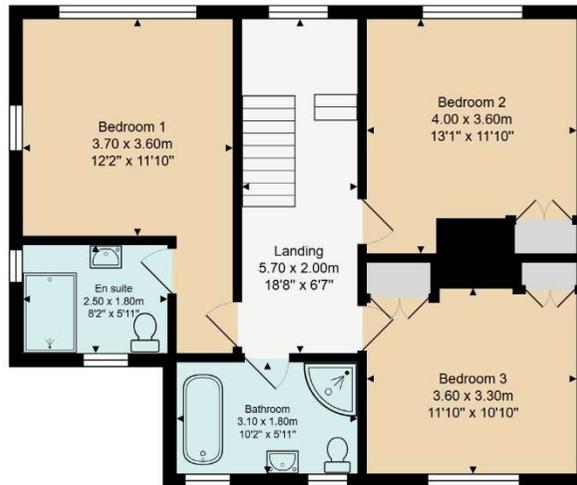
The property provides 3 or 4 double bedrooms and 3 bath/shower rooms, blending traditional charm with modern convenience. The well-proportioned living spaces are light and versatile, giving plenty of room for both family life and entertaining.

The modern kitchen offers a good range of base and eye level units including a dishwasher, microwave, instant hot tap and a range cooker. There is further built in storage and a pantry. There is a separate utility cupboard providing space for a washing machine and tumble dryer.

The dining room can be arranged as a ground floor bedroom complimented with a ground floor shower room with underfloor heating.

On the first floor are 3 double bedrooms, en-suite shower room to main bedroom and a lovely family bathroom featuring a 4 piece suite with a roll top bath, also with underfloor heating.





All measurements are approximate and for display purposes only.

Externally, the home is further enhanced by its excellent outbuildings. There are two detached garages together with ample parking at the front, and along the side of the house via double timber gates.

The substantial garden cabin/home office is arranged as three rooms with power, lighting, underfloor heating and an alarm system – perfect for working from home, hobbies or guest accommodation.

The mature gardens are a real feature, providing privacy and a sense of space to the house which is set back from the road. Plenty of scope for outdoor living and entertaining with generous lawns to the front and rear along with planted borders.

### Location

Situated in the sought-after location of Merley this property enjoys a popular residential setting while being within easy reach of local amenities, schools and transport links.

Both Delph Woods and the Castleman Trailway are a short walk away, perfect for dog walkers.

The thriving town centre in Wimborne is less than 1.5 miles away and Broadstone less than 2 miles away.

**Council tax band - E**



For more information or to arrange a viewing please contact us;

T: 01202 094277 E: [info@hardwickea.co.uk](mailto:info@hardwickea.co.uk)

[www.hardwickea.co.uk](http://www.hardwickea.co.uk)