WILSON THOMAS
ESTATE AGENTS







7 Ashington Gardens, Merley Park Road, Wimborne, BH21 3DF

An executive family residence situated on a select development of just eight homes in a semi-rural location on the fringes of Wimborne and Corfe Mullen.

EPC: 57 **Council Tax Band:** G **Price Guide** £900,000 Freehold

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Key Features

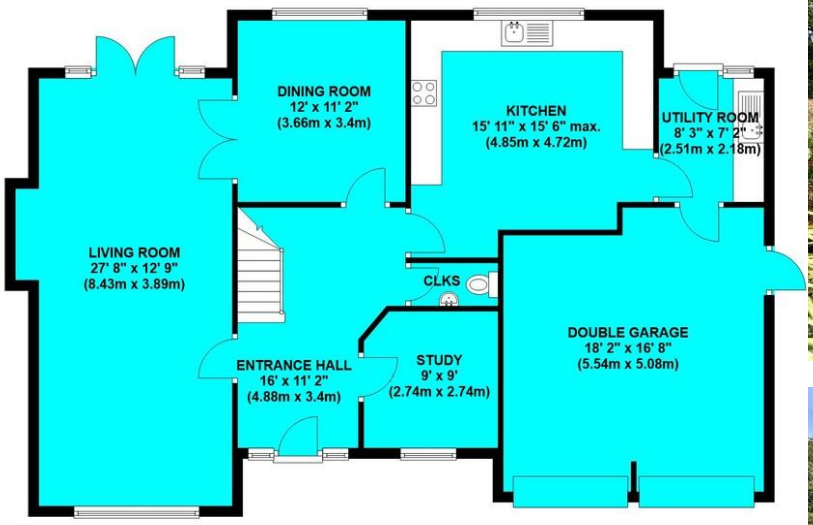
- NO FORWARD CHAIN
- FIVE BEDROOMS WITH TWO EN-SUITES
- IMPRESSIVE SITTING ROOM
- DINING ROOM & STUDY
- KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- PLOT EXTENDING TO 0.2 ACRE
- LARGE DRIVEWAY & DOUBLE GARAGE
- EASY ACCESS TO COMMUTER ROUTES
- CLOSE PROXIMITY TO NEARBY COUNTRYSIDE

The Property

Situated in a small select development of executive properties is this impressive family home. Ashington Gardens enjoys a semi-rural location, yet is only a moment's drive from numerous local amenities including popular schooling, private health club and shops. The larger towns of Poole and Wimborne are easily accessible, and also within a short drive are both the boys' and girls' grammar schools and renowned private schooling.
The accommodation comprises of an impressive reception hall leading to a large living room with feature fireplace, there is a study, dining room, kitchen/breakfast room, utility and cloakroom. To the first floor there is a generous master bedroom with en-suite bathroom and dressing room, a guest bedroom with en-suite shower room, three further bedrooms and a family bathroom.
A block paved driveway provides off road parking for numerous vehicles and leads to the integral double garage, and to the rear there is a large patio opening onto an expanse of lawn, the overall plot extending to 0.2 acre.
There is a yearly maintenance fee of £550 to include private drainage and maintenance of the common areas.

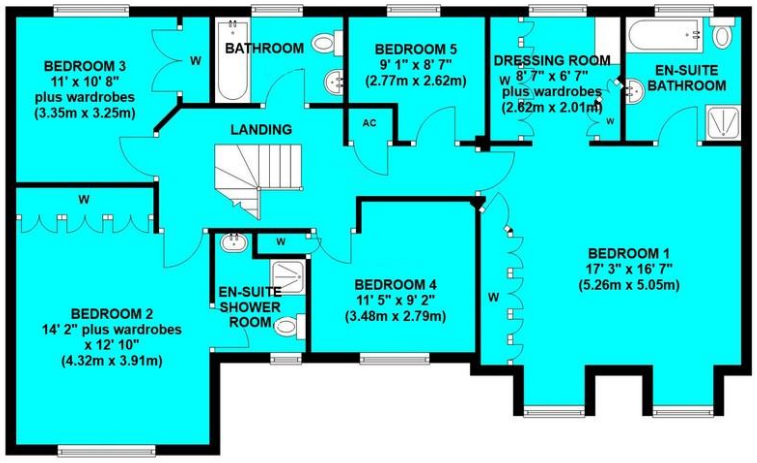
Ground Floor

Approx. 120.4 sq. metres (1295.8 sq. feet)



First Floor

Approx. 101.6 sq. metres (1093.7 sq. feet)



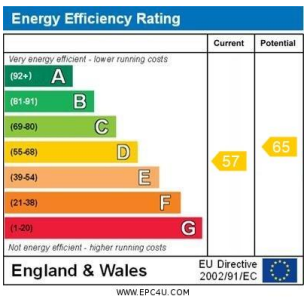
Total area: approx. 222.0 sq. metres (2389.5 sq. feet)

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 m 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 effenc 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.

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