



46 Merley Lane
Wimborne, BH21 1RY

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Freehold



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- Four Bedrooms
- Detached House
- Large Southerly Facing Garden
- One Bathroom, One Ensuite and One Cloakroom
- Garage / Utility Area
- Library / Sitting Room
- Beautifully Presented Throughout
- Large Driveway
- Modern Fitted Kitchen
- Sought After Location





Nestled in the charming area of Merley Lane, Wimborne, Myrle House is a beautifully presented detached family home that offers a perfect blend of modern living and classic charm. Originally built in the 1930s, this property has undergone substantial refurbishment and extension, making it an ideal choice for families seeking comfort and style.

Upon entering, you are greeted by an inviting entrance lobby that leads to a spacious reception hall adorned with elegant Karndean flooring. The Library / Sitting Room room, featuring a bay window and bespoke floor-to-ceiling bookcases, provides a warm and welcoming atmosphere. The ground floor also boasts a cloakroom, comprising a low-level WC and wash hand basin. A door on the right, then leads to the integral garage boasting both power and light. At the foot of the garage is a utility area, offering space and plumbing for a washing machine and tumble dryer.

The heart of the home is undoubtedly the expansive reception room, characterised by its vaulted ceiling, two Velux windows, and French doors that open onto the stunning south-facing garden. Adjacent to this is a contemporary kitchen/dining room, also with a vaulted ceiling, modern units, granite surfaces, and a range of built-in appliances, perfect for culinary enthusiasts.

The first floor comprises four well-appointed bedrooms, including a principle suite with fitted wardrobes and an ensuite shower room. The family bathroom, access from the first floor landing, is finished to a high standard, ensuring comfort for all.

Bedroom Two is a spacious double bedroom, with attractive outlook onto the rear garden. The southerly facing aspect allows for plenty of natural light.

Bedroom Three is a sizeable double, also with southerly aspect and pleasant outlook onto the garden.

Completing the first floor accommodation the Bedroom Four, currently configured as a study. This room incorporates bespoke fitted furniture to include a desk, wardrobe and drawers.



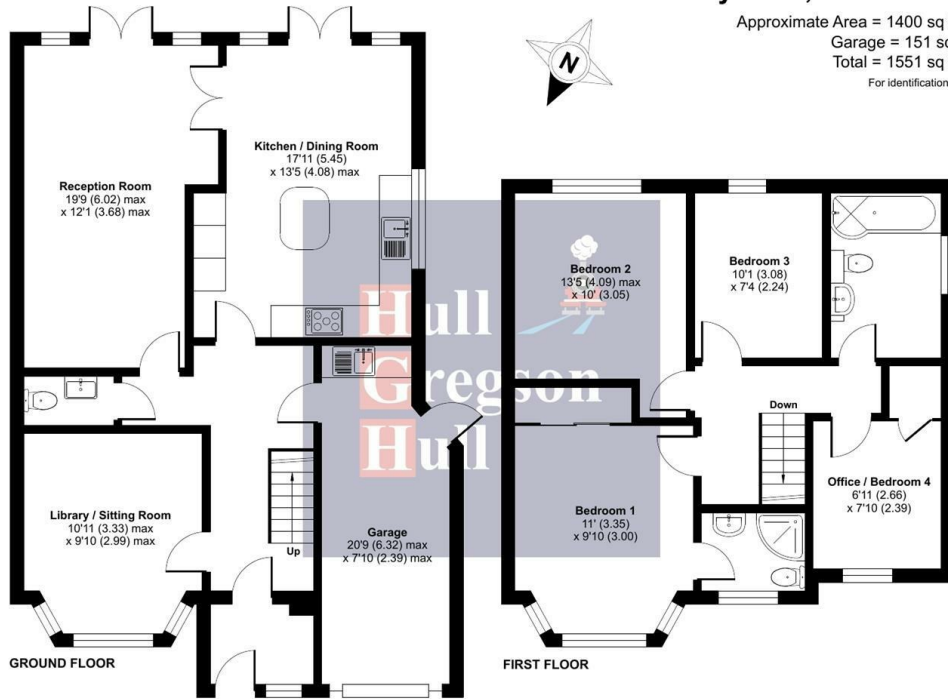
Externally, the property features a substantial brick-paved parking area accommodating up to five vehicles, alongside a beautifully landscaped garden. The garden is a true oasis, complete with an enclosed patio, mature planting, and a central lawn, all designed for entertaining and relaxation.

Merley itself offers a variety of local amenities, including shops, a health practice, and schools for all ages. With excellent transport links to Poole and Bournemouth, as well as delightful walking trails nearby, this property is perfectly situated for both convenience and leisure. Myrle House is not just a home; it is a lifestyle waiting to be embraced.



Merley Lane, Wimborne, BH21

Approximate Area = 1400 sq ft / 130 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1551 sq ft / 144 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1364532

- Reception Room**
19'9" x 12'0" (6.02 x 3.68)
- Kitchen / Dining Room**
17'10" x 13'4" (5.45 x 4.08)
- Library / Sitting Room**
10'11" x 9'9" (3.33 x 2.99)
- Cloakroom**
- Garage / Utility**
20'8" x 7'10" (6.32 x 2.39)
- Bedroom One**
10'11" x 9'10" (3.35 x 3.00)
- Ensuite Shower Room**
- Bedroom Two**
13'5" x 10'0" (4.09 x 3.05)
- Bedroom Three**
10'1" x 7'4" (3.08 x 2.24m)
- Bedroom Four / Office**
8'8" x 7'10" (2.66 x 2.39)
- Family Bathroom**

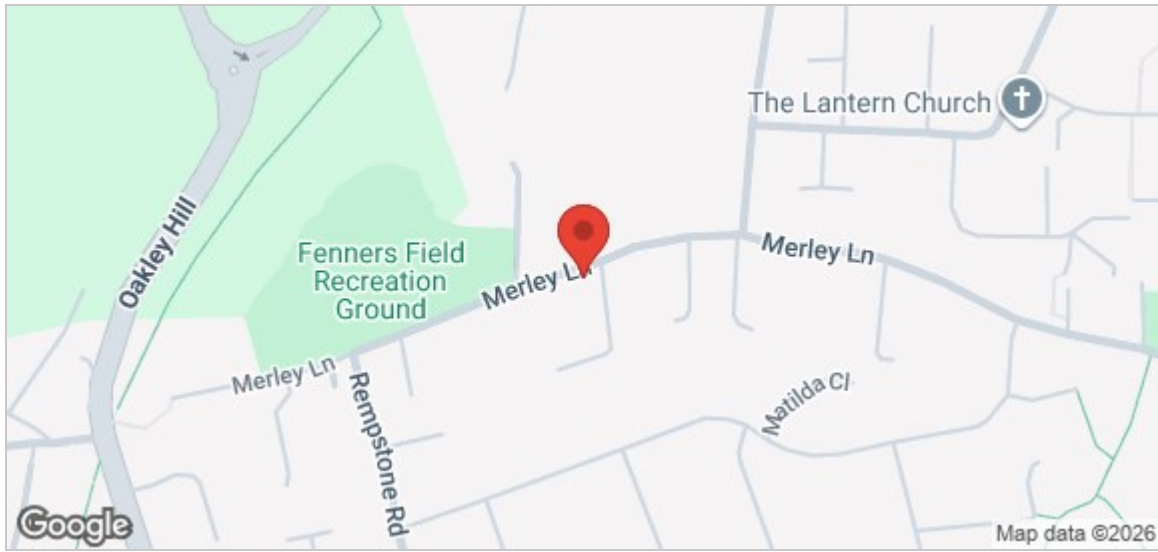
Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Water supplied by Wessex Water, Drainage / Sewage managed by Bournemouth Water.
 Heating Type: Mains Gas Central Heating
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 75 | 80 | England & Wales | | | |
| | EU Directive 2002/91/EC | | | | EU Directive 2002/91/EC | | |