

2 ASHINGTON GARDENS

ASHINGTON • WIMBORNE • DORSET



savills

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**AN EXCEPTIONALLY SPACIOUS AND WELL PRESENTED FAMILY HOUSE
OCCUPYING A QUIET AND SECLUDED LOCATION**

ACCOMMODATION

Reception hall • Guest cloakroom • Drawing room • Family Room • Study • Music room • Dining room • Kitchen/Breakfast room • Conservatory

Utility room and WC

Main bedroom with en suite, dressing room and shower room • Three further double bedrooms, two with en suite shower rooms • Family bathroom

Two second floor rooms

Double garage • Delightful gardens overlooking and adjoining Dorset Wildlife Trust land at the rear



Savills Wimborne

Wessex House, Wimborne
Dorset, BH21 1PB
jmorton@savills.com
01202 856800



SITUATION

The house enjoys an enviable semi rural location in this small private cul-de-sac of just eight properties leading off Merley Park Road. The popular Minster town of Wimborne with many cafés, bars and restaurants, several supermarkets (including Waitrose) and the Tivoli theatre, is about 2.5 miles. Poole offering excellent shopping, entertainment and recreational facilities is about 6 miles, with the renowned Poole Harbour and Sandbanks offering sandy beaches, yachting and water sports, about 8 miles. Trains run from Poole to London Waterloo and the A31 leading onto the M27/M3 to London can be joined about a mile away. The area is well served by state and independent schools including Corfe Hills, Poole and Parkstone Grammar Schools, Castle Court, Canford, Dumpton and Bryanston. Excellent walking, riding and cycling can be enjoyed in The New Forest National Park, east of Ringwood and along the UNESCO World Heritage Jurassic Coast, beyond Wareham.

DESCRIPTION

An exceptionally spacious and well presented detached family house having brick elevations under a tiled roof. The house was originally built in the 1990s and was subsequently extended and the loft converted to provide additional rooms. It has the benefit of oil fired central heating, and UPVC double glazed windows. An outstanding feature is that the rear garden enjoys delightful views over woodland and heathland managed by the Dorset Wildlife Trust. The house offers bright accommodation with excellent room sizes and must be viewed internally to be fully appreciated.

A half glazed front door with leaded panel opens into the reception hall with understairs cupboard and guest cloakroom. The through drawing room has double aspect windows including French doors to the garden, a brick fire surround with log burner and wood beam mantel. Further reception rooms include a family room currently used as a library, a study/music room and a formal dining room with deep storage cupboard used as a bar. The large kitchen/breakfast room runs across the rear of the house and

has a range of oak fronted units with breakfast bar, electric AIMS (Aga Intelligent Management System) Aga with extractor over set into a brick chimney breast, built-in microwave/grill, induction hob, dishwasher and American fridge/ freezer. Leading off is a conservatory with lovely views over the garden and a utility room with plumbing and space for washer and dryer and a further cloakroom.

A staircase with turned oak balustrade leads up to the first floor landing with linen cupboard. The main suite includes a generous bedroom area with twin windows to the front, dressing room with a range of built-in wardrobes and a modern shower room with twin basins, glazed shower and WC. There are three further double bedrooms, two of which have en suite shower rooms and fitted wardrobes, and the family bathroom. The staircase continues up to the second floor landing and to two further attic bedrooms with Velux windows and eaves storage, one also having access to the loft space.





OUTSIDE

Ashington Gardens is a small private cul-de-sac of similar properties. A shingle driveway provides parking for five cars and gives access to the integral Double Garage, with electric door and loft storage. At the side are double gates providing access for a car or trailer and there is a log store. The secluded rear garden, which enjoys a south and west aspect, has a paved terrace perfect for outdoor entertaining and is laid to lawn with well stocked flower and shrub borders surrounding and along the woodland border. At one side is a productive vegetable garden area and timber garden shed. The gardens immediately adjoin and have a gate onto woodland and heathland managed by the Dorset Wildlife Trust, which provides a delightful natural wooded outlook.

DIRECTIONS

From Wimborne, proceed west on the B3078, over Julians Bridge and to the Lake Gates roundabout. Take the second exit, straight across, and after about a mile, turn left into Higher Merley Lane which then becomes Merley Park Road. Ashington Gardens is on the left after about half a mile.

POST CODE

BH21 3DF

SERVICES

Mains water and electricity, shared private drainage, oil fired central heating. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

SERVICE CHARGES

The residents of Ashington Gardens have a management company which manages the communal areas and drainage for which there is an annual fee currently £500 per annum.

LOCAL AUTHORITY

BCP Council, Civic Centre, Poole, Dorset BH15 2RU. Tel 01202 633633

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.



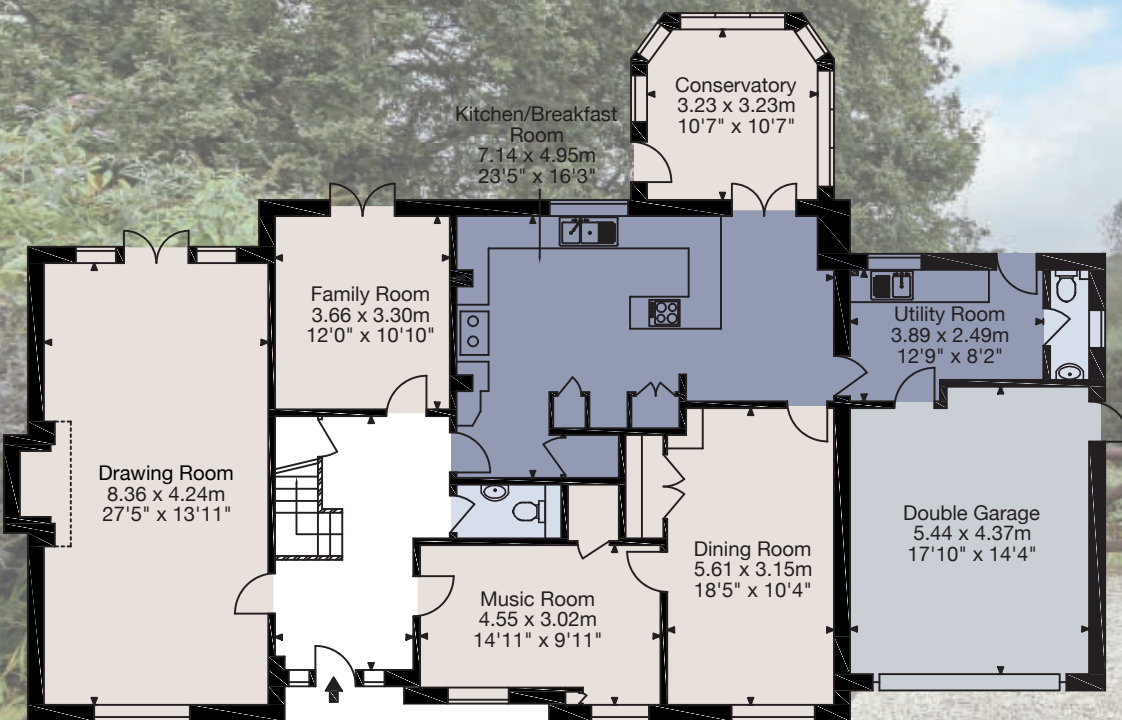
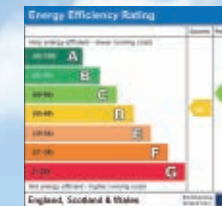
2 Ashington Gardens, Merley Park Road, Ashington, Wimborne BH21 3DF

Gross Internal Area (Approx)

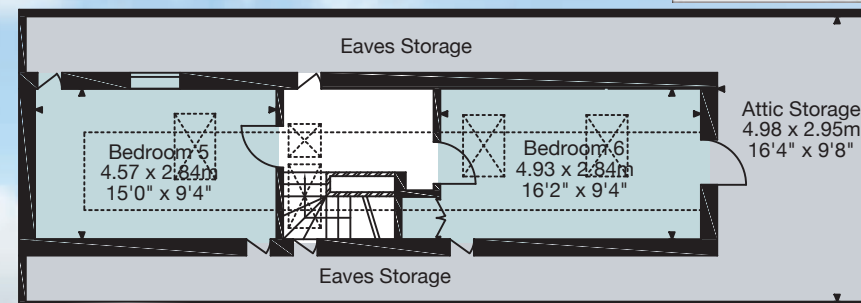
Main House 306 sq m / 3,296 sq ft

Garage 24 sq m / 256 sq ft

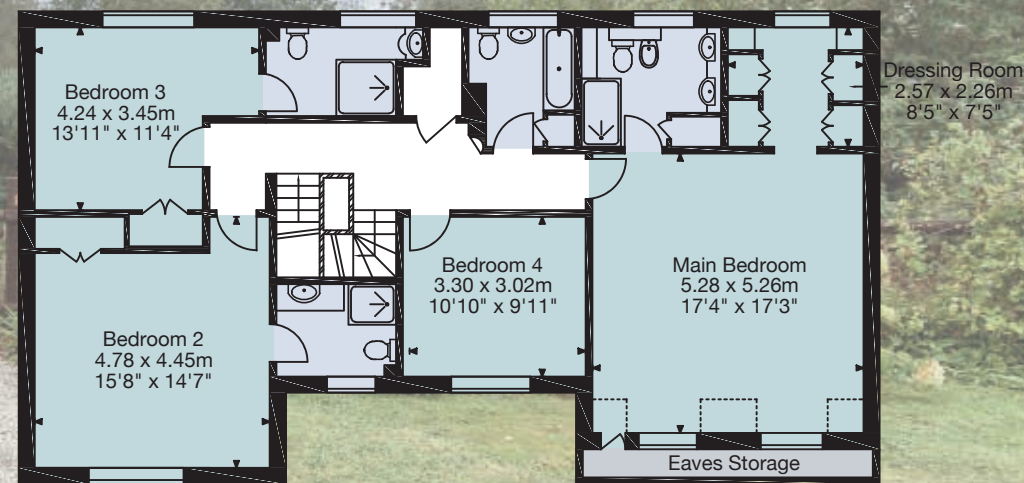
Total Area 330 sq m / 3,552 sq ft



Ground Floor



Second Floor



First Floor

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