



"Merley Cottage" 2 Solent Road, Walkford, BH23 5PZ

£865,000

Mitchells
1963 — TODAY



Solent Road, Walkford

‘Merley Cottage’ is a splendid characterful home of just over 2500sqft that was built originally in 1910 with all the style and grandeur of that era. This fabulous home has been sympathetically modernised and now perfectly fuses the original character features with a smart, modern interior. Standing on a large mature plot, Merley Cottage enjoys a deep frontage with double garaging and a delightful sylvan backdrop to the established rear garden. A really lovely home. This is a most attractive property with very pleasing elevations of a painted render under a clay tiled roof. The flowering wisteria over the front door really sets it off! The current owners have carefully refurbished the property being careful to retain its original charm but updating it with top end fittings including a handmade kitchen and stylish, aluminium garden room. The corner plot is well established with a large, enclosed garden offering a high degree of privacy whilst the front offers stacks of parking and is set behind ‘in and out’ timber gates.

- FOUR BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/DINING ROOM • UTILITY ROOM • SITTING ROOM • SNUG • SUN LOUNGE • TWO SEPARATE WC'S • SUN BALCONY • DOUBLE GARAGE • GARDENS • OFF-ROAD PARKING •



The Property

- Spacious detached home set over three floors with light and airy rooms
- Extremely spacious master bedroom with luxuriously refitted en-suite bath/shower room
- Three further bedrooms set over floors one and two, sun balcony on top floor
- Superb open plan kitchen/dining room with handmade cabinetry by Atelier, granite worktops and a comprehensive appliance package including twin ovens and wine fridge
- Well proportioned sitting room with bay window, central fireplace and access to the aluminium garden room
- Separate study/snug and utility room
- Extensive sun terrace, part covered by the deep overhanging roof giving shade and a fantastic area for outside entertaining
- Extensive gardens with mature shrubbery, wrapping around to the front where there is an abundance of parking, space for caravan/boat storage and detached double garaging
- Catchment for local Highcliffe schools and close to two popular independent schools, short walk to open field and farmland of Hinton- perfect for a stroll/dog walking
- Council Tax 'F' £3304.60
- EPC 'D'

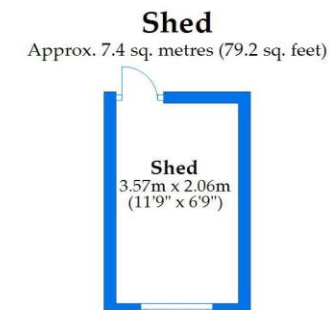
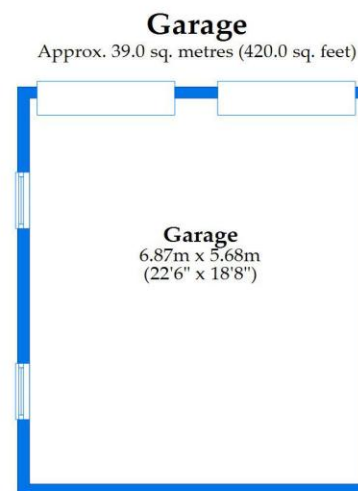
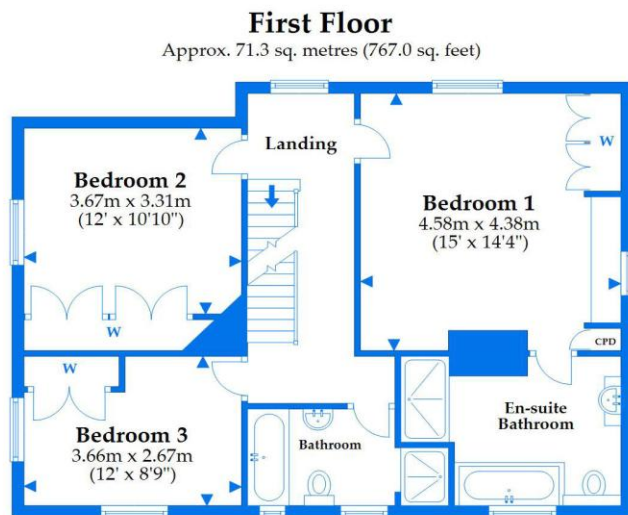
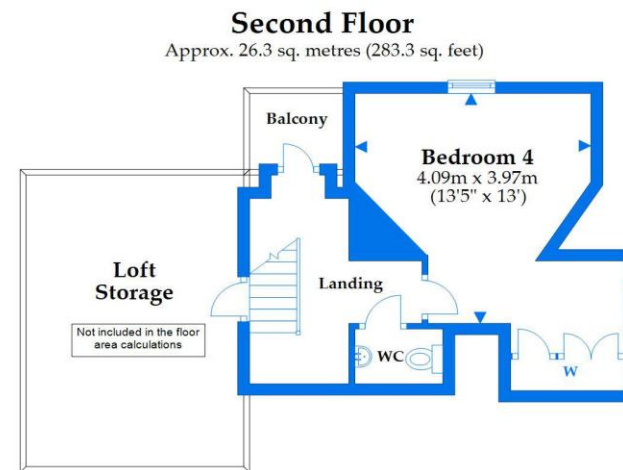
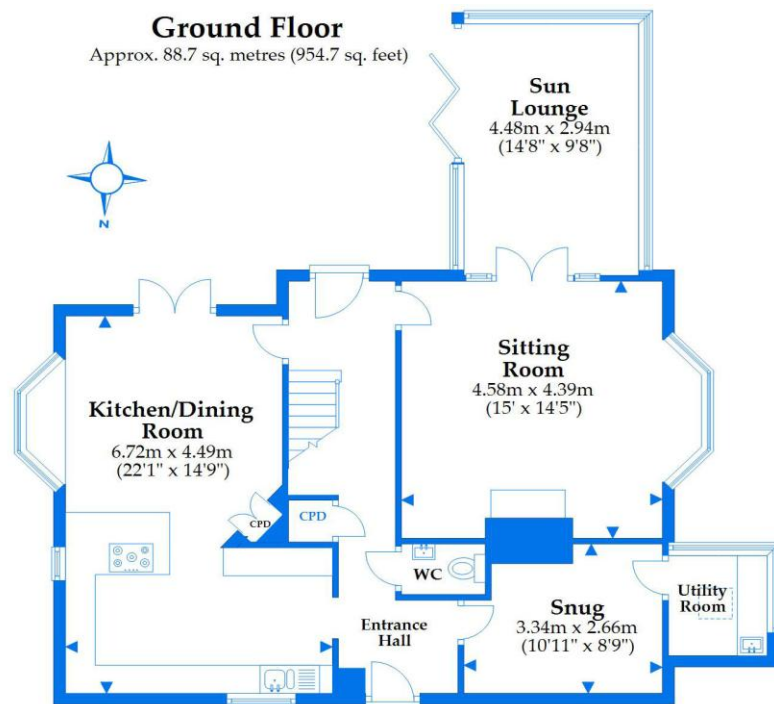




Location

Walkford is a small village in the borough of Christchurch, Dorset. The village lies about a mile distant from a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Situated in this popular location close to the main line railway links to London (in under two hours) excellent schools, local pubs and walks across the local fields and farmland of Hinton and the popularity of the Chewton Glen Hotel.





Total area: approx. 232.6 sq. metres (2504.1 sq. feet)

This plan is not to scale and is for general guidance only. LIT Surveying Ltd Ringwood







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