



## 5 Fallowfield Place

Rivers Edge Wimborne, Dorset, BH21 1EF

£825,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



# 5 FALLOWFIELD PLACE

WIMBORNE MINSTER

01202 007373

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Please click on the image above to view our short video introduction to this property.

## Interactive 3D Tour

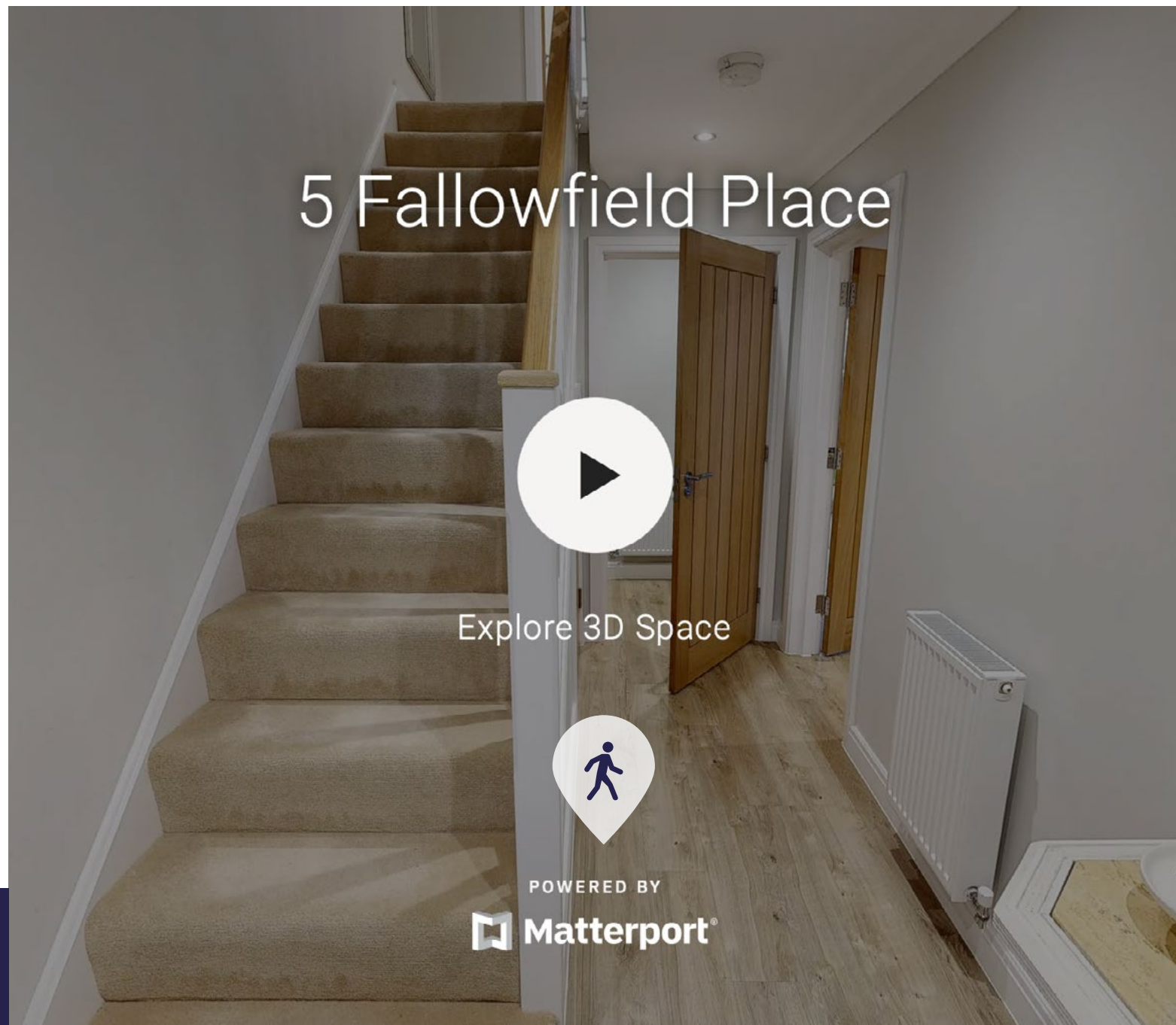
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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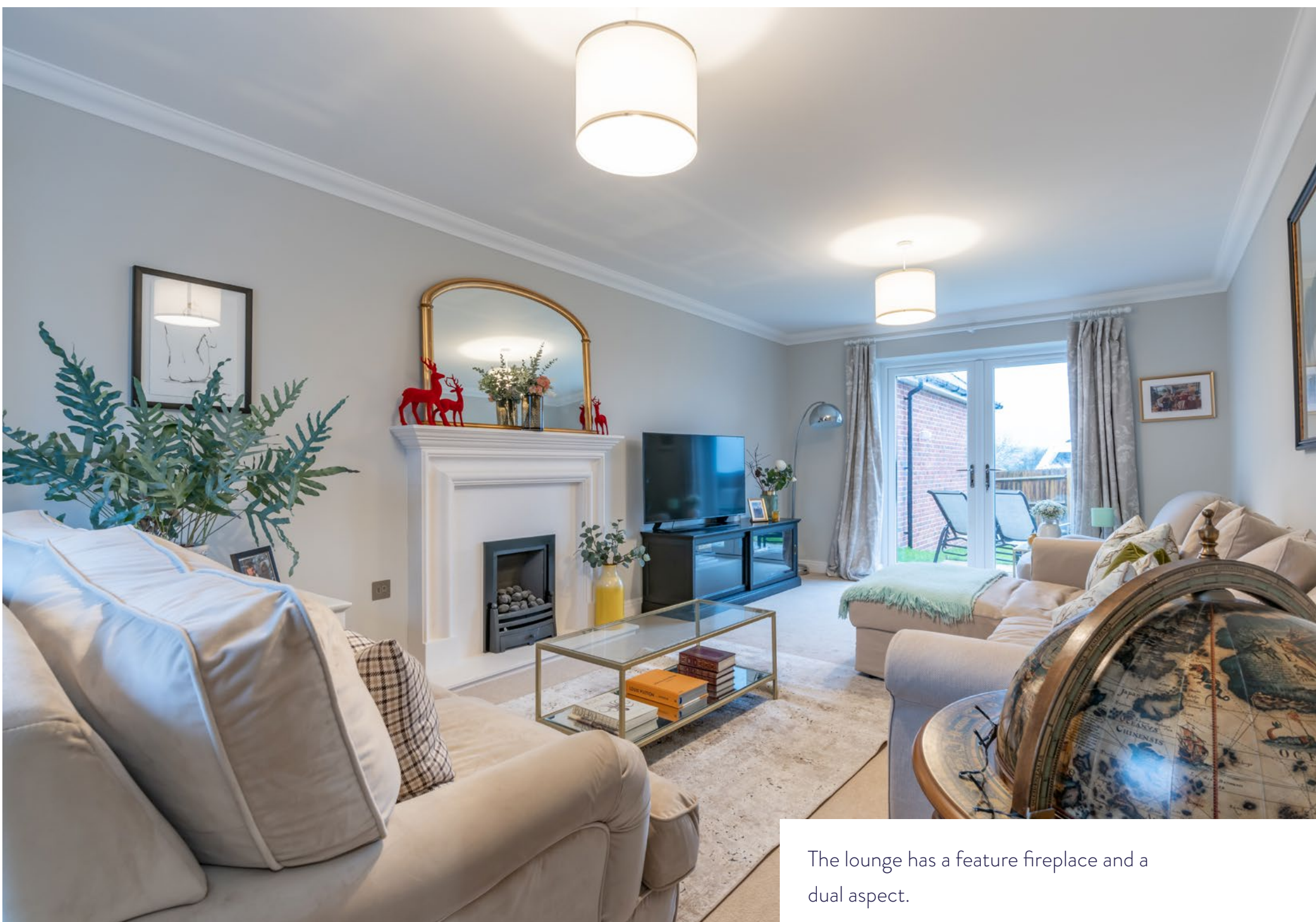
 Matterport



The principal living spaces open out onto the garden via French doors.



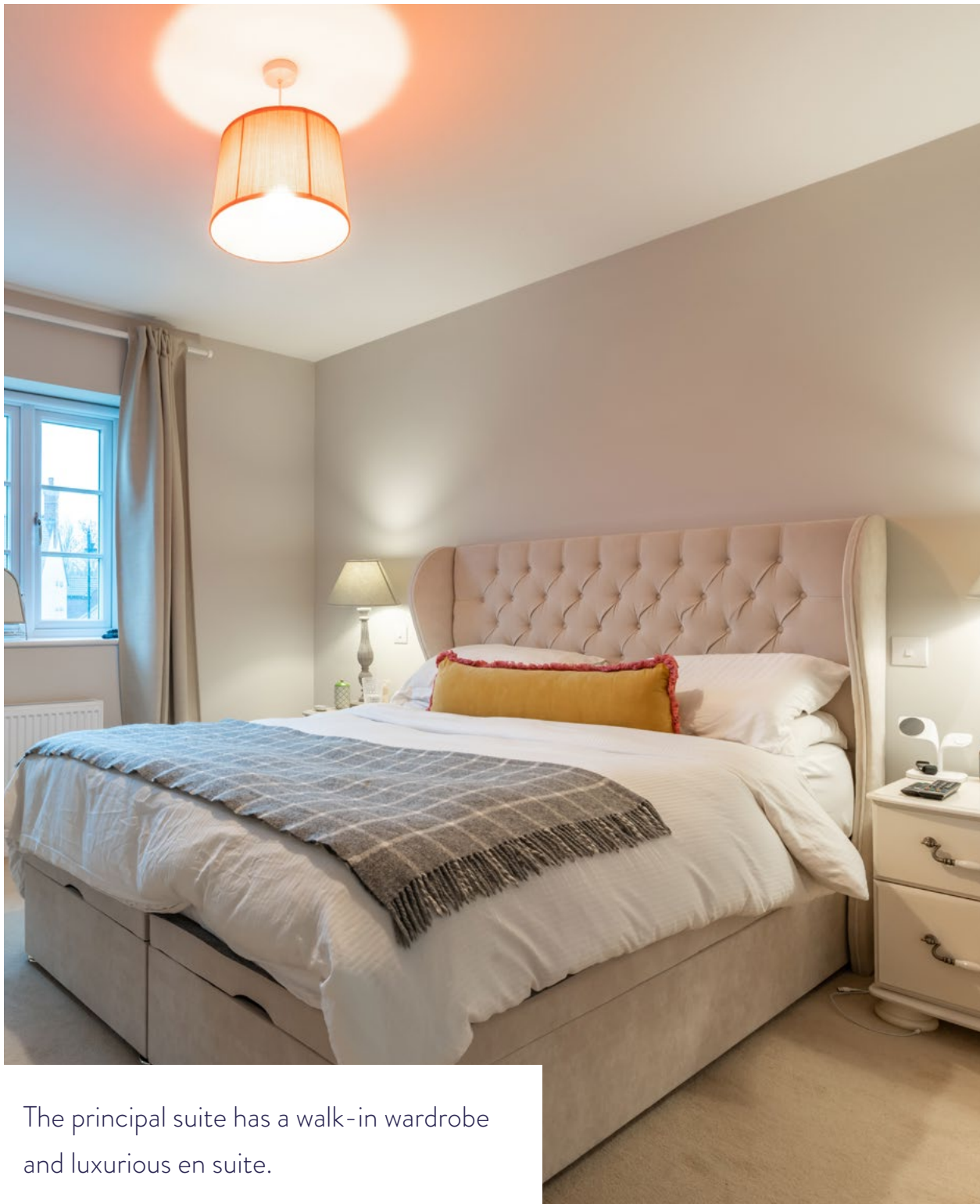
The interior is beautifully presented and light and bright throughout.



The lounge has a feature fireplace and a dual aspect.



It is the perfect blend of contemporary and traditional.



The principal suite has a walk-in wardrobe and luxurious en suite.





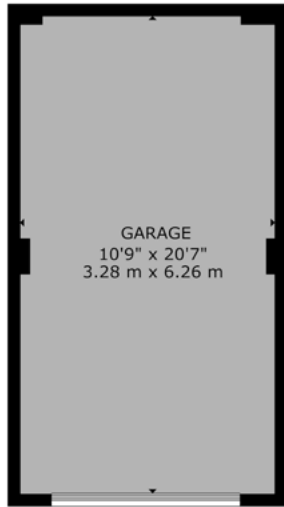


There are a total of five bedrooms and three bathrooms.



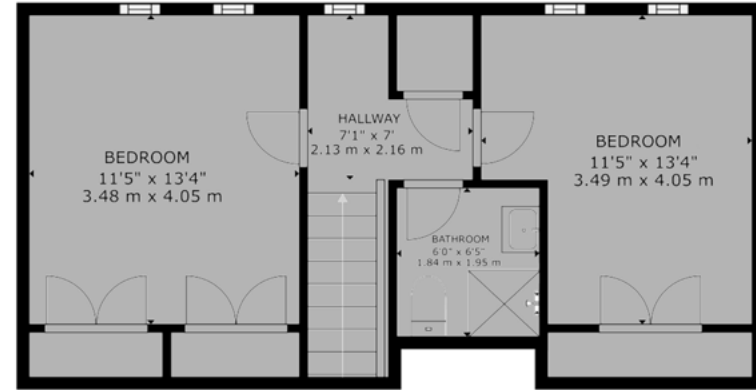
There is plenty of outside space to relax and entertain.

# 5 Fallowfield Place, Rivers Edge, Wimborne Minster, BH21 1UY

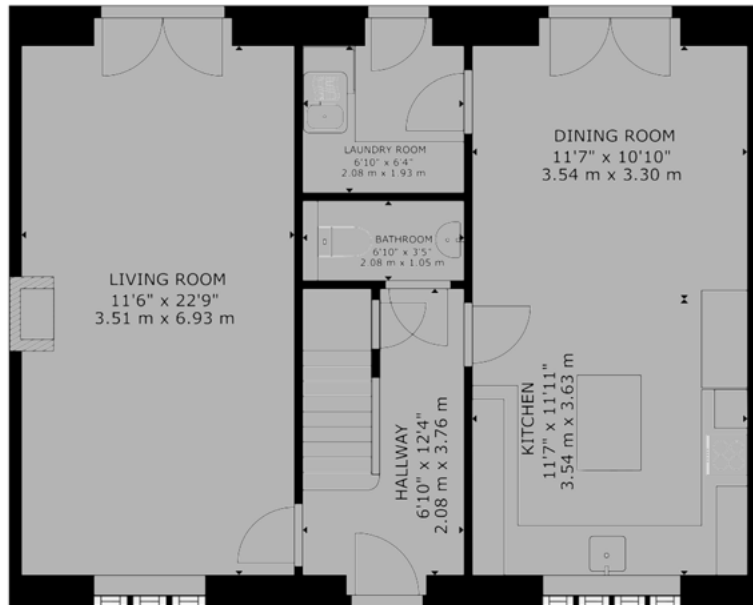


**GARAGE \***

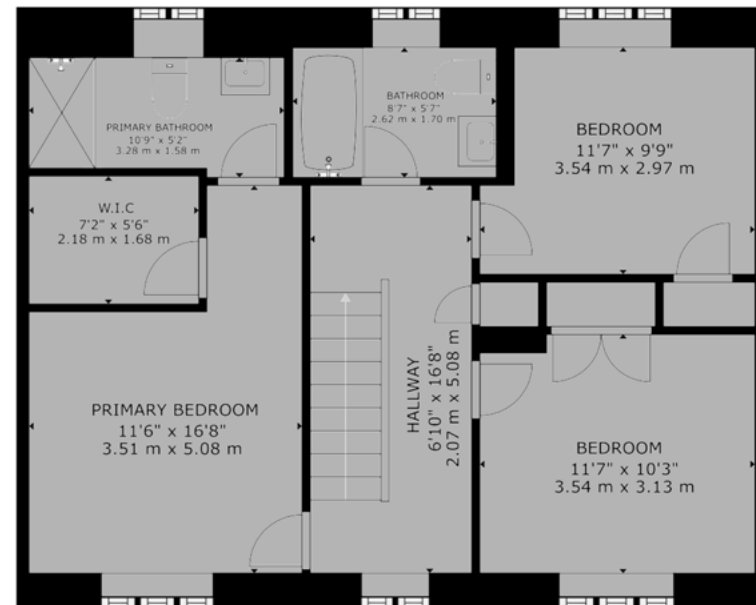
\* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

GROSS INTERNAL AREA  
 GROUND FLOOR: 759 sq. ft, 70 m<sup>2</sup>, FIRST FLOOR: 759 sq. ft, 70 m<sup>2</sup>  
 SECOND FLOOR: 463 sq. ft, 43 m<sup>2</sup>, TOTAL: 1,981 sq. ft, 183 m<sup>2</sup>  
 GARAGE: 221 sq. ft, 21 m<sup>2</sup>  
**OVERALL TOTAL: 2,202 sq. ft, 204 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Summary

Fallowfield Place forms part of the renowned Rivers Edge development by Wyatt Homes, which is in the centre of Wimborne just a short walk from shops in one direction and open fields in the other. Whilst the development is brand new, the pretty street scene replicates that of a traditional village all the way down to a small green.

The interior of the house is unashamedly modern and contemporary whilst the exterior has some beautiful features which are reminiscent of places such as Poundbury. The well planned accommodation is very flexible and extends to nearly 2,000 square feet plus there is an additional 6 metre garage which is over 200 square feet.

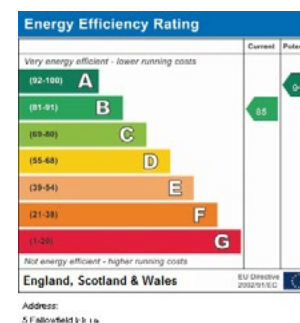
The downstairs features an open plan kitchen diner (plus utility room) with a luxury fitted kitchen boasting stone tops as well as a full complement of integrated appliances in addition to a large living room complete with a traditional fireplace. Both open onto the private sun terrace and rear garden via French doors.

Upstairs there is a total of five bedrooms and three bathrooms of which the principal is the most luxurious with the largest en suite and a walk in closet. Add to this a level and sunny garden to complete the picture of a very desirable home.

- Part of a prestigious development
- Traditional street scene
- Overlooks green space
- Contemporary interior
- Totals 2,200 square feet
- Includes 6 metre garage plus two parking spaces
- Sunny garden
- Five bedrooms, three bathrooms
- Flexible layout
- Beautiful interior

<b>Guide Price:</b>	£825,000
<b>Tenure:</b>	Freehold
<b>Stamp Duty:</b>	Main Home £28,750* Additional Home £53,500* (*based on guide price)
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<b>Council Tax:</b>	Band TBA

### EPC:



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## Get in touch

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for a cup of tea or coffee.

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**Property ref:** 0912



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.