



## Plot 161 Rivers Edge

Julians Road, Wimborne, Dorset, BH21 1EF



LUXURY &  
PRESTIGE  
Exclusive Properties



£950,000

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:



# RIVERS EDGE

WIMBORNE MINSTER

01202 007373

[info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)  
[www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

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

## Interactive 3D Tour

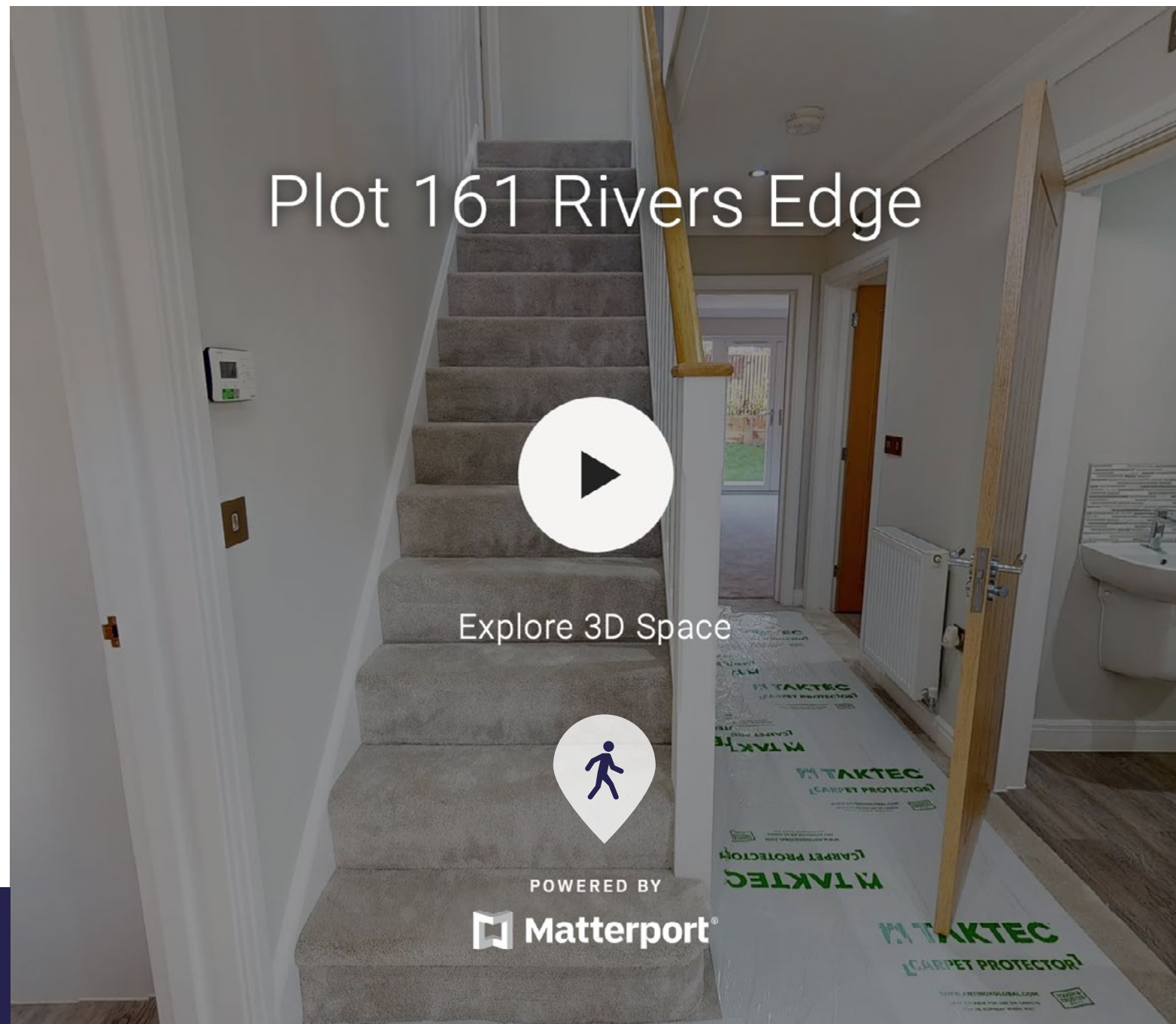
Can't wait to view in person?

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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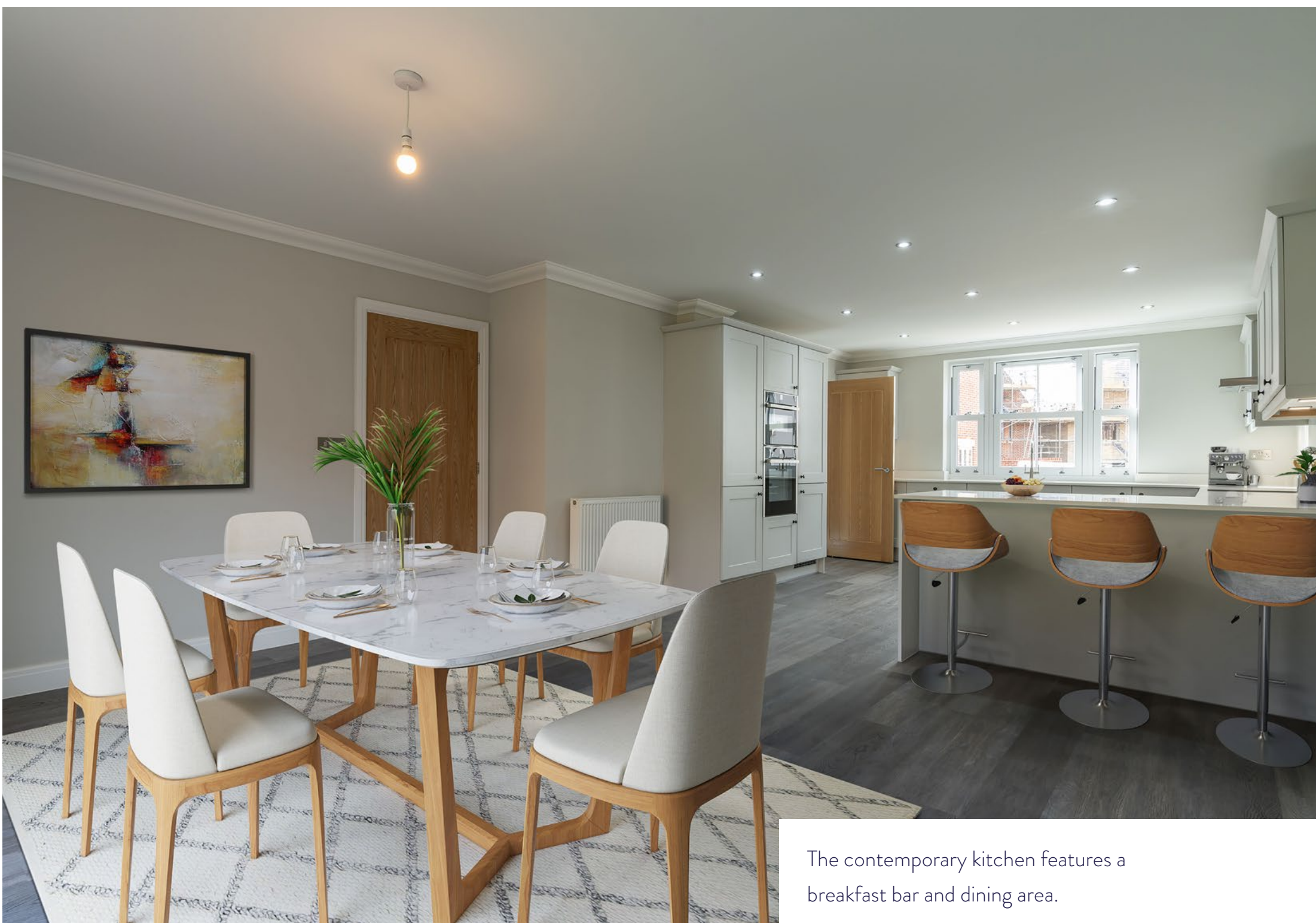


The gardens are beautifully landscaped with space for entertaining.





There is a separate living room which we have virtually furnished.

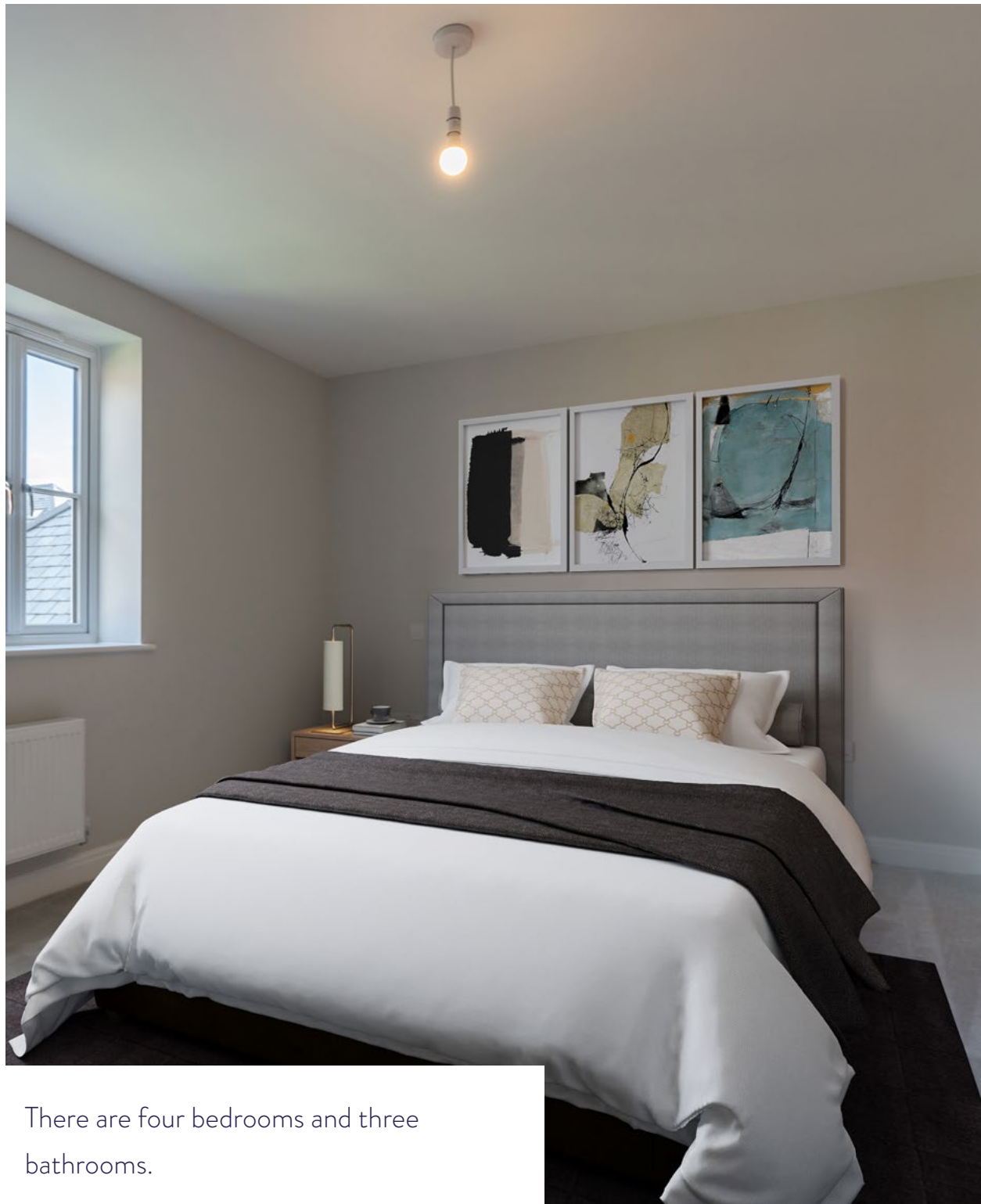


The contemporary kitchen features a breakfast bar and dining area.





The living spaces are light and bright, perfect for work, rest or play.



There are four bedrooms and three bathrooms.

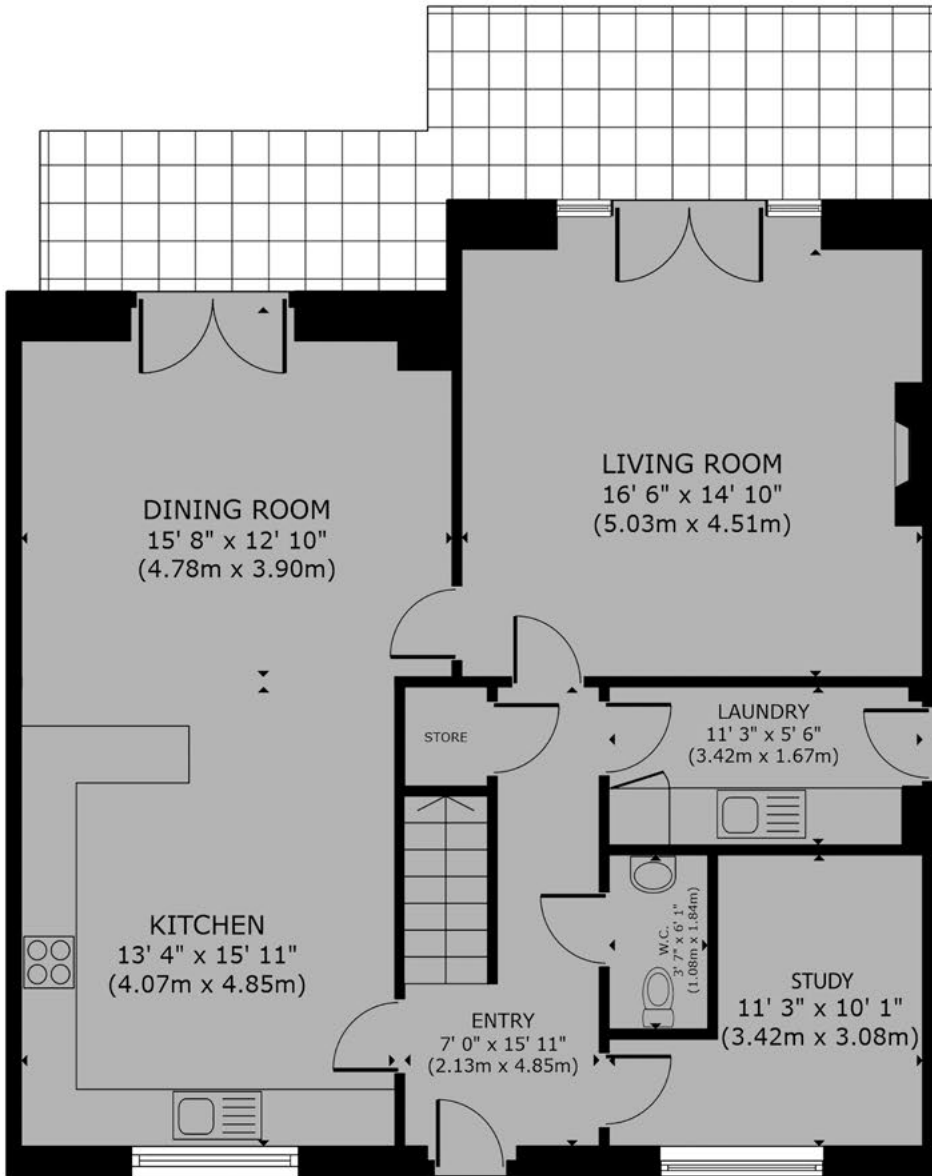




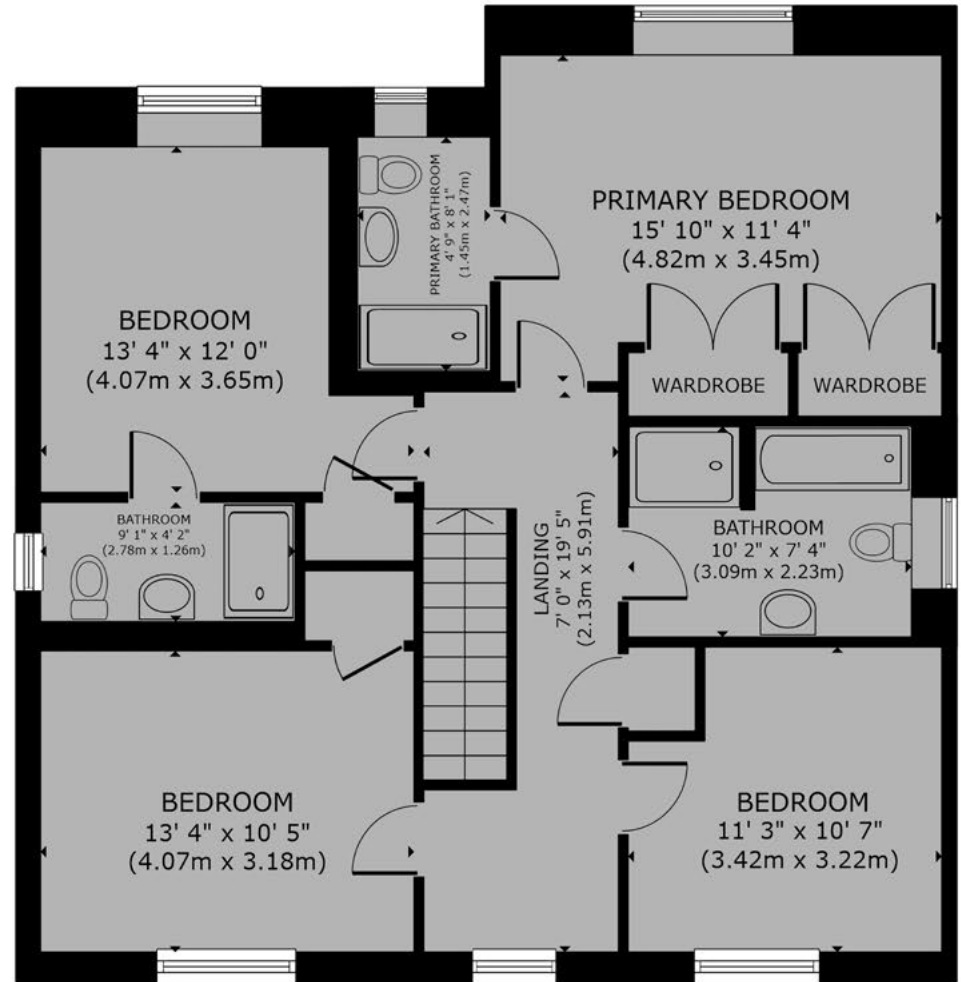
The homes are each unique and have stacks of character.



Plot 161 Rivers Edge, Wimborne Minster, Dorset, BH21 1EF



GROUND FLOOR



FIRST FLOOR



## Summary

Rivers Edge is a unique development by ones of the area's leading and largest developers Wyatt Homes, who have built up a formidable reputation for delivering beautiful properties, finished to the highest of standards.

It's just the shortest of walks from the town centre of Wimborne yet the development has direct access to the picturesque pathway and walk along the banks of the River Stour. The development has been carefully designed to offer authentic and visually appealing properties and this plot is no exception.

This is the latest completed plot on the final phase (shown virtually furnished in our images) and the spacious accommodation extends to around 1,825 square feet plus a separate garage. It boasts four bedrooms, three bathrooms and a large kitchen / diner in addition to a separate lounge and home office.

The garden is level and also features a private sun terrace. Rivers Edge is known for its strong architectural appeal and pretty street scenes combined with high quality and contemporary interiors for which Wyatt Homes are renowned. Incentives are available for an early sale.

- Pretty elevations
- Contemporary interior
- Four double bedrooms
- Three bathrooms
- Home office
- By one of the area's most renowned developers
- Large kitchen / diner plus separate lounge
- Level garden
- Just completed
- Incentives available for an early sale

**Guide Price:** £950,000

**Tenure:** Freehold

**Stamp Duty:** Main Home £36,250\*  
Additional Home £64,750\*  
(\*based on guide price)

**Lease Length:** N/A

**Maintenance:** N/A

**Council Tax:** Band TBA

**EPC:**

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**Steve Isaacs**

07970 878106

steve@luxuryandprestige.co.uk



**Harriet Towing**

07809 908718

harriet@luxuryandprestige.co.uk



**Asia Robertson**

01202 007373

asia@luxuryandprestige.co.uk



**Ryan Horan**

07512 196688

ryan@luxuryandprestige.co.uk



**David Chissell**

07795 835647

david@luxuryandprestige.co.uk



**Adrianna Cierieszko**

01202 007373

adrianna@luxuryandprestige.co.uk



**Joanna Miller**

07902 340687

jo@luxuryandprestige.co.uk



**Jo Bound**

01202 007373

jbound@luxuryandprestige.co.uk

## Get in touch

**In person:** We are located at  
28A Haven Road,  
Canford Cliffs,  
Poole, BH13 7LP.  
We would love to see you  
for a cup of tea or coffee.

**By phone:** 01202 007373

**By email:** info@luxuryandprestige.co.uk

**Property ref:** 0800



### 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.