



Plot 29 Rivers Edge

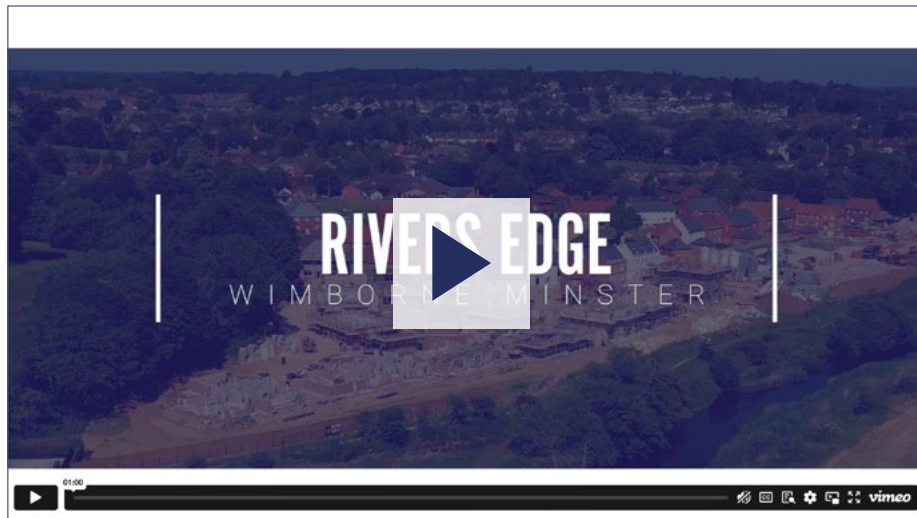
Julians Road, Wimborne, Dorset, BH21 1EF



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

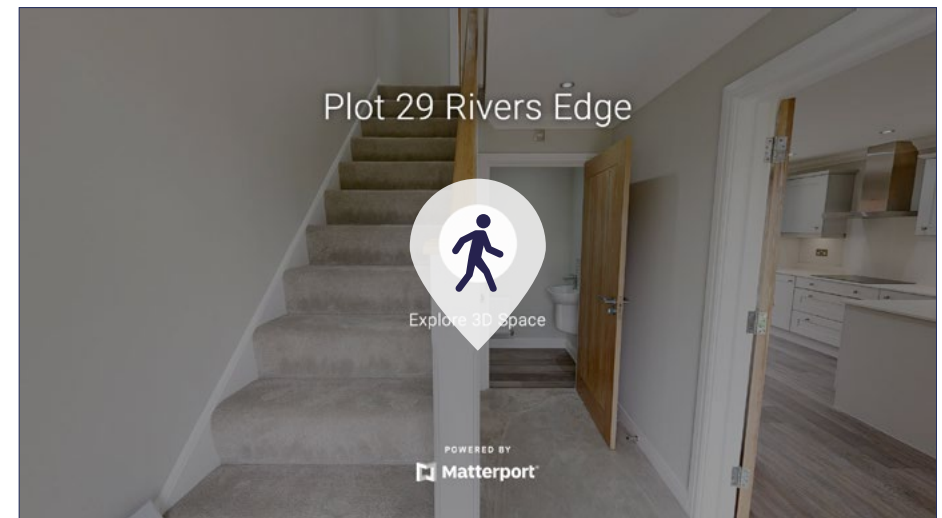
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above 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.

Matterport™



Secure, low maintenance rear garden with paved seating area.



Modern kitchen / diner with a range of appliances.



The dining area is complimented by a feature bay window.



Spacious living area with dual aspect windows.



There are a selection of spacious bedrooms.

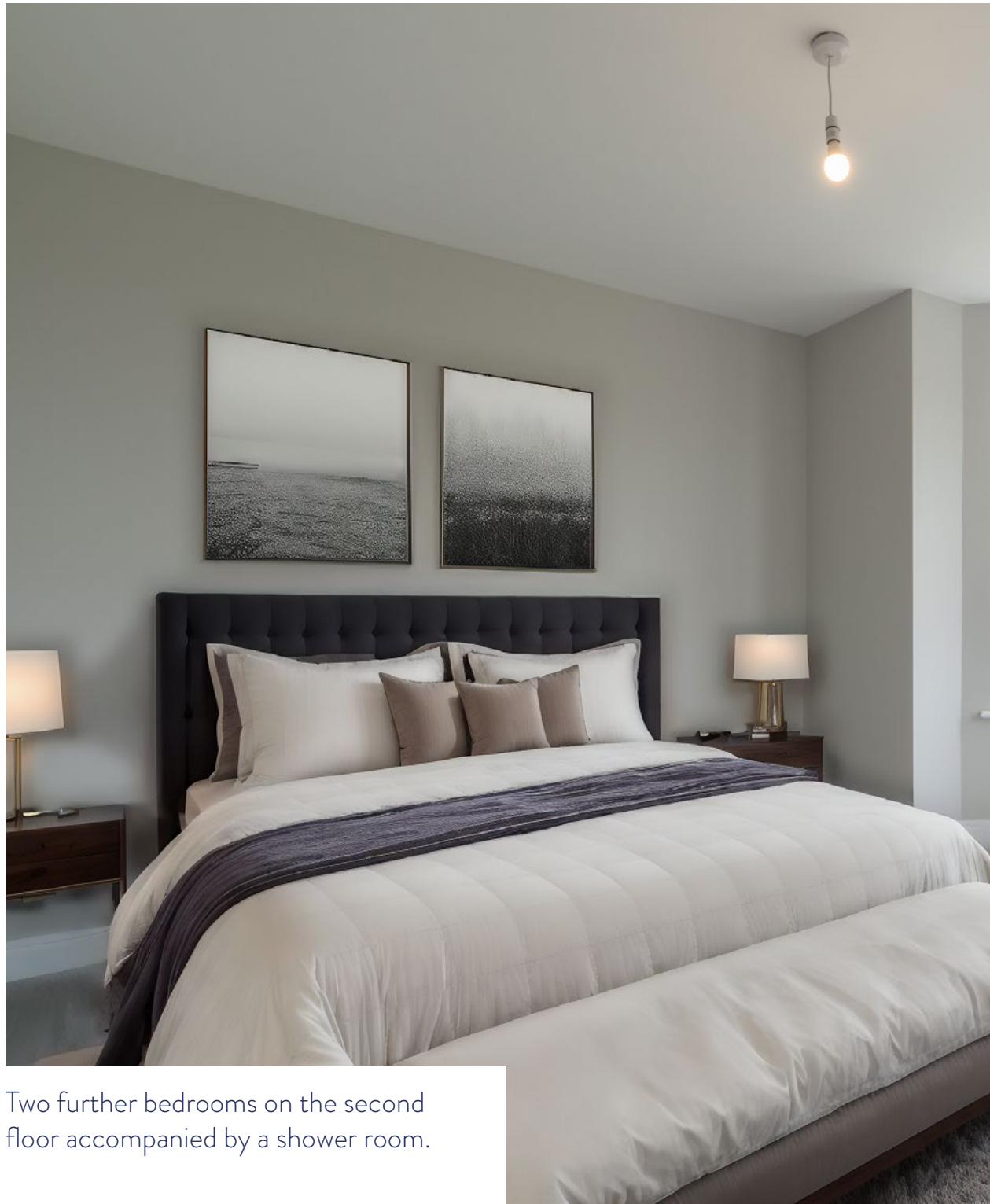


Luxurious master suite with a dressing room an en suite.





Views over the River Stour and beyond.

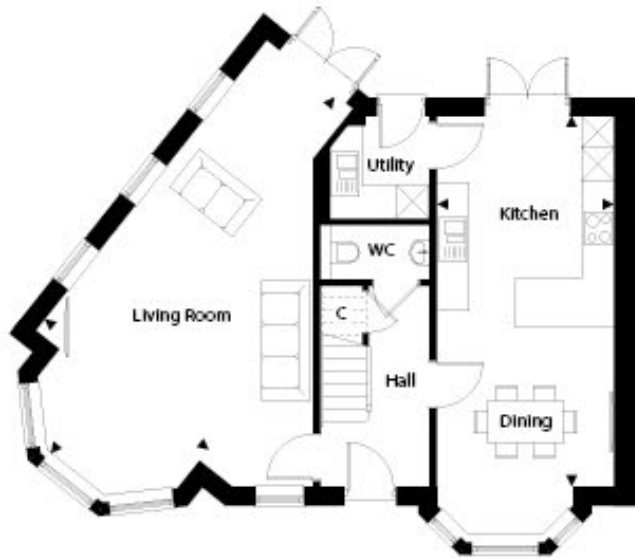


Two further bedrooms on the second floor accompanied by a shower room.



Spacious level garden with gated rear access.

Floorplan



Ground Floor

| | | |
|----------------|---------------|----------------|
| Living Room | 8.57m x 3.90m | 28'1" x 12'9" |
| Kitchen/Dining | 6.93m x 3.34m | 22'8" x 10'11" |



First Floor

| | | |
|----------------|---------------|----------------|
| Master Bedroom | 4.91m x 4.76m | 16'1" x 15'7" |
| Bedroom 2 | 3.79m x 3.34m | 12'5" x 10'11" |
| Bedroom 3 | 3.20m x 3.04m | 10'5" x 9'11" |



Second Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 4 | 6.93m x 4.19m | 22'8" x 13'8" |
| Bedroom 5 | 6.93m x 2.67m | 22'8" x 8'9" |

Total floor area 198.08m² 2132.11ft²

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 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. The plot turns a corner and benefits from a great garden. The built form extends to 2,132 square feet and it includes five bedrooms, three bathrooms, a kitchen family room as well as separate living. A show home is available to view by appointment - simply call us on 01202 007373.

- Stunning brand new home
- Highly prestigious development
- Close to the River Stour
- Extends to 2,132 square feet
- Extremely high specification
- By one of the area's most renowned developers
- Great garden
- Short walk to town centre
- Incentives available for an early sale
- Available for immediate occupation!

Details

| | |
|----------------------|--|
| Guide Price: | £895,000 |
| Tenure: | Freehold |
| Lease Length: | N/A |
| Maintenance: | N/A |
| Ground Rent: | N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts. |
| Stamp Duty: | Main Home £32,250** Additional Home £59,100** ** based on guide price |
| Council Tax: | Band TBC 2024/2025 £x,xxx.xxpa |
| EPC: | |



LUXURY & PRESTIGE

Exclusive Properties



Steve Isaacs
Director
07979 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: @luxuryprestigerealty

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.