



Plot 164 Rivers Edge

Julians Road, Wimborne, Dorset, BH21 1EF



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

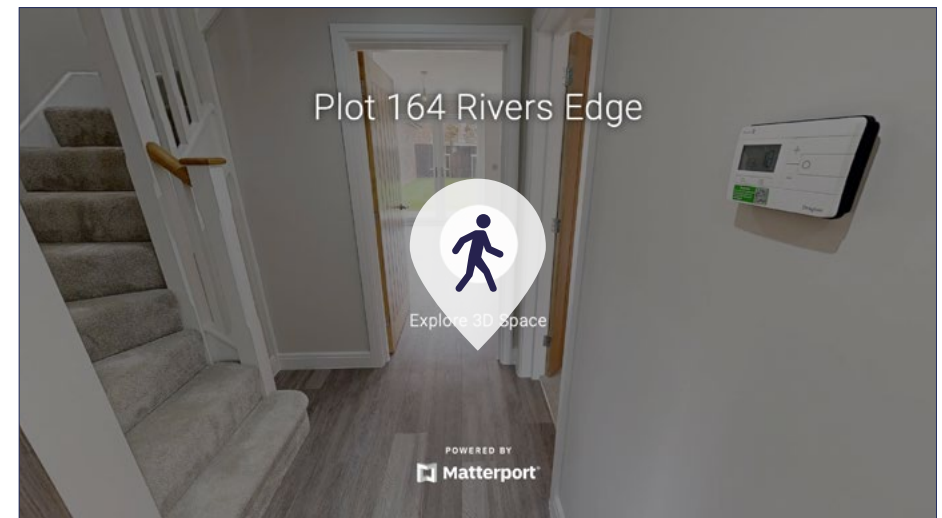
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™

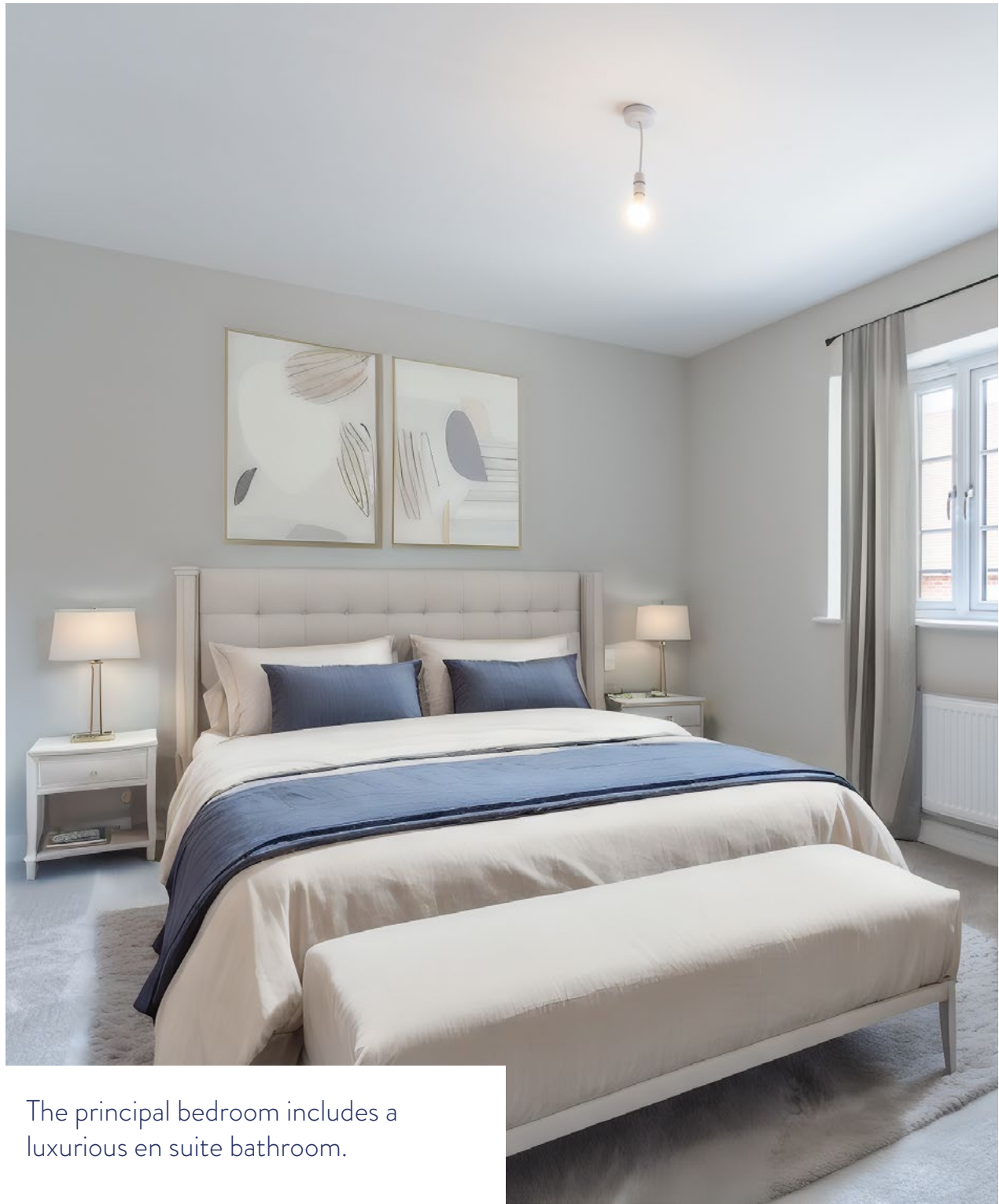


It has a great garden with space for outdoor dining.



There is a separate formal lounge with feature fireplace.





The principal bedroom includes a luxurious en suite bathroom.



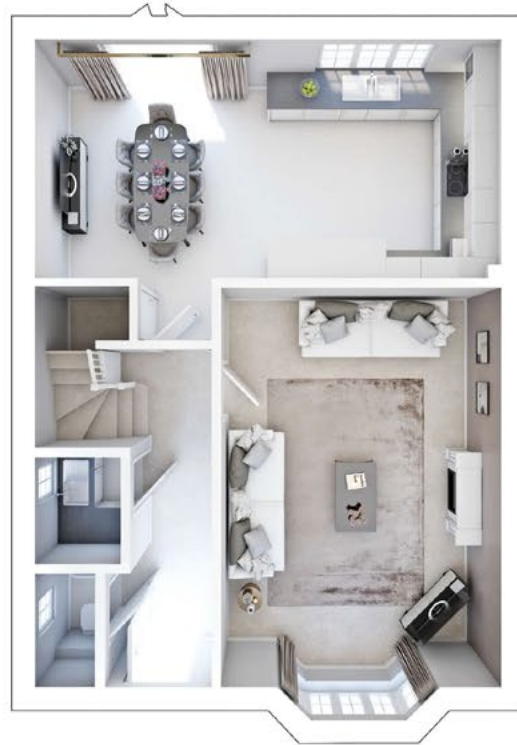


Rivers Edge has a wonderful feel with traditional architecture.

Floorplan

The Osmington

Plot 164



Ground Floor

Kitchen/Dining	6.93m x 3.54m	22'9" x 11'8"
Living Room	5.94m x 4.17m	19'6" x 13'8"



First Floor

Main Bedroom	4.34m x 3.12m	14'3" x 10'3"
Bedroom 2	3.55m x 3.06m	11'8" x 10'0"
Bedroom 3	3.36m x 3.06m	11'0" x 10'0"
Bedroom 4	2.47m x 2.40m	8'1" x 7'10"

Total Floor Area: 135m² 1,449ft²

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 1,449 square feet and it includes four bedrooms, two 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 1,449 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:	£725,000
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 £23,750** Additional Home £45,500** ** based on guide price
Council Tax:	Band TBC 2024/2025 £x,xxx.xxpa
EPC:	



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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.