



45 Farris Avenue

Wimborne, Dorset, BH21 1WS

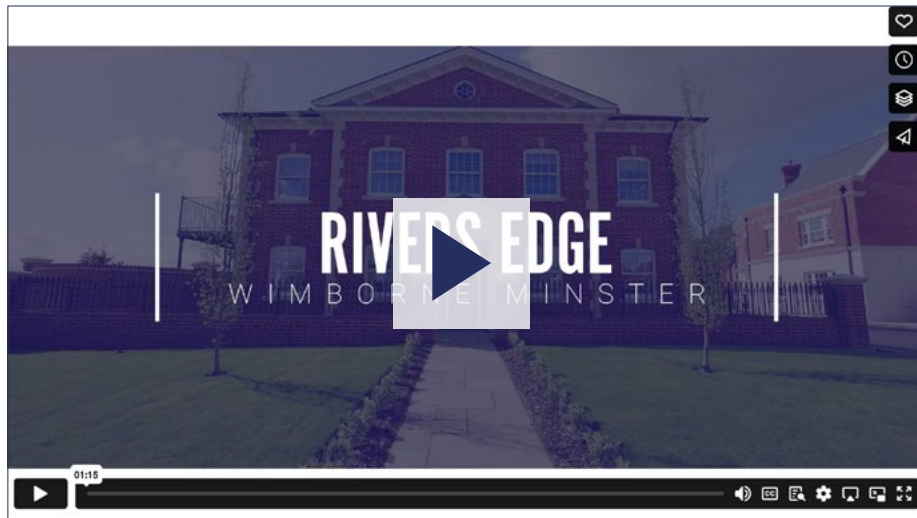


LUXURY &  
PRESTIGE  
Exclusive Properties



## Can't wait to view in person?

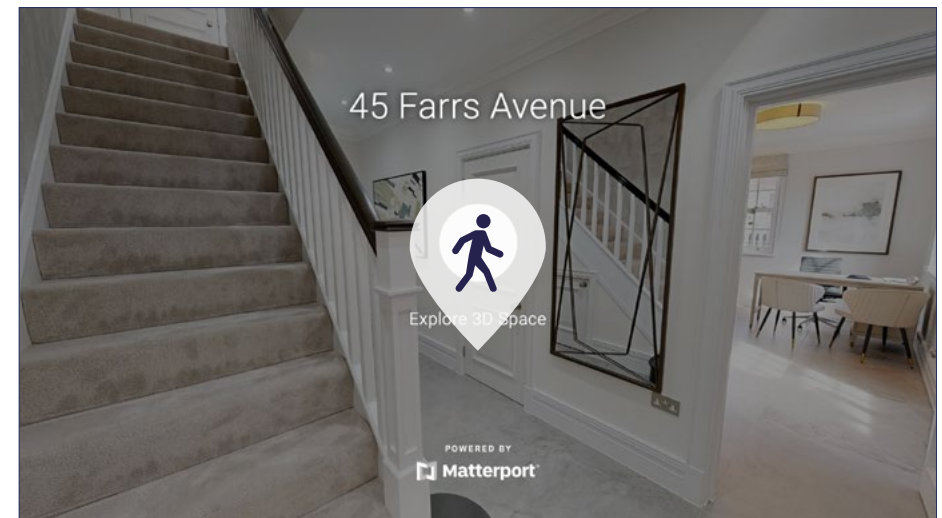
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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 far reaching views beyond.



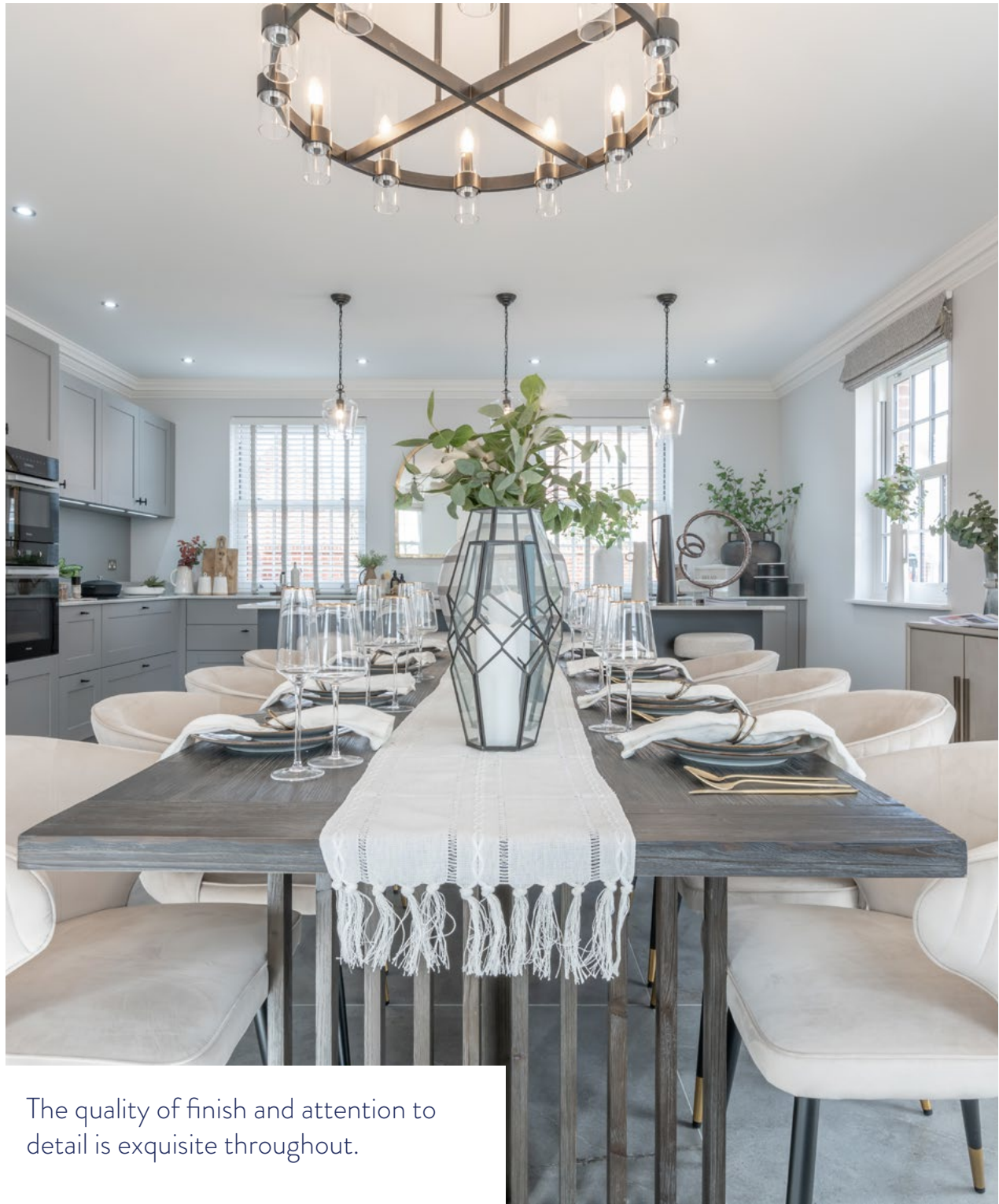


The kitchen dining room has a triple aspect and is flooded with natural light.



The formal living room is spacious and beautifully appointed.





The quality of finish and attention to detail is exquisite throughout.





The principal suite features a dressing room and luxurious en suite.











This is the flagship home of this highly exclusive development.



# Floorplan

## Plot 166



### Ground Floor

Kitchen/Dining	5.38m x 4.87m	17'8" x 16'0"
Lounge Area	3.97m x 5.38m	13'0" x 17'8"
Living Room	5.38m x 9.18m	17'8" x 30'1"

### First Floor

Main Bedroom	5.38m x 6.26m	17'8" x 20'7"
Dressing Room	4.88m x 2.46m	16'0" x 8'1"
Bedroom 2	5.38m x 3.69m	17'8" x 12'1"
Bedroom 3	5.38m x 3.30m	17'8" x 10'10"

### Second Floor

Bedroom 4	5.38m x 5.31m	17'8" x 17'5"
Bedroom 5	4.12m x 4.35m	13'6" x 14'3"

Total Floor Area: 296m<sup>2</sup> 3,184ft<sup>2</sup>



## Summary

This stunning brand new show home has an imposing and elegant facade featuring a stone portico and matching quoins. The accommodation is laid out over three floors comprising five bedrooms, four bathrooms, kitchen family room and separate living. Features include an especially luxurious principal bedroom suite with separate dressing and a private sun balcony with views over the river. There is also a six metre double garage.

This forms part of the final release of this unique and highly regarded development and this exclusive collection of houses feature an especially enhanced specification meaning that the hugely inspiring location and beautiful architecture will be perfectly complemented by highly specified interiors. The kitchens and bathrooms will be supplied by renowned Dream Design. The shaker style kitchens include quartz worktops and integrated appliances by Miele and the bathrooms feature Corian basins, taps by Hansgrohe and sanitaryware by Villeroy & Boch amongst others.

- Stunning brand new show home
- Highly prestigious development
- Views of the River Stour
- Five bedrooms, four bathrooms
- Extends to 3,184 square feet
- Extremely high specification
- Beautifully presented throughout
- Short walk to town centre
- Great garden
- Available to view now!

## Details

<b>Guide Price:</b>	£1,975,000
<b>Tenure:</b>	Freehold
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	Approx. £145.14pa
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home                    £148,250** Additional Home            £207,500** ** based on guide price
<b>Council Tax:</b>	Band TBC 2024/2025                    £x,xxx.xxpa
<b>EPC:</b>	





# 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](mailto:info@luxuryandprestige.co.uk)

**Online:** [www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

**Facebook:** [facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/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.