



## Plot 163 Rivers Edge

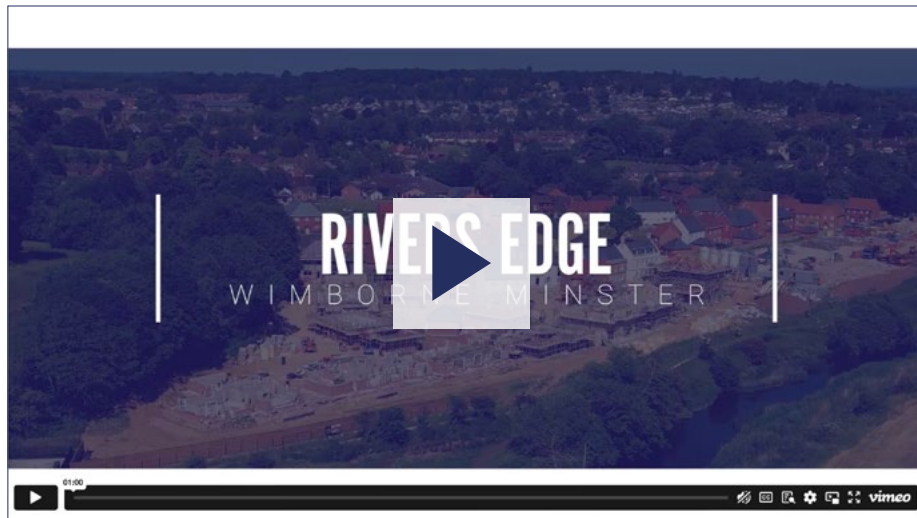
Julians Road, Wimborne, Dorset, BH21 1EF



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

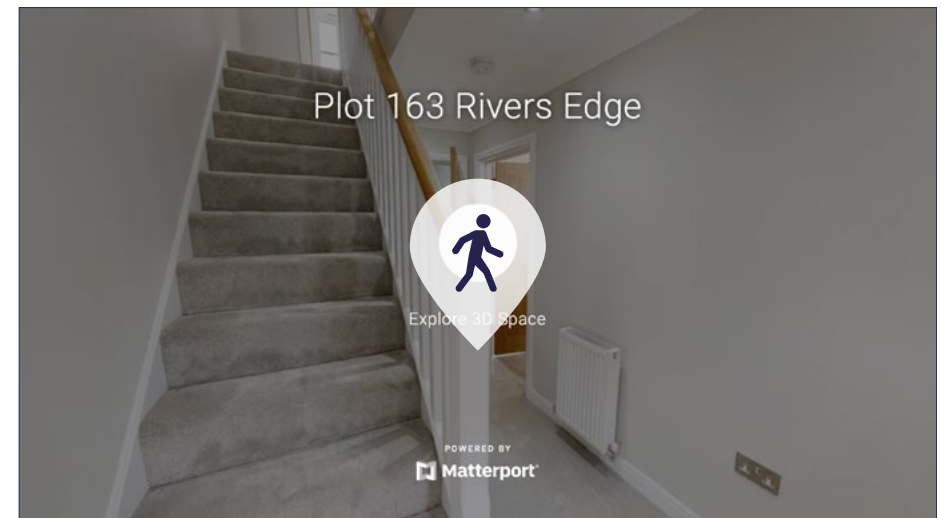
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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.



We have digitally furnished it to show what it could look like.



There is a separate formal lounge with feature fireplace.

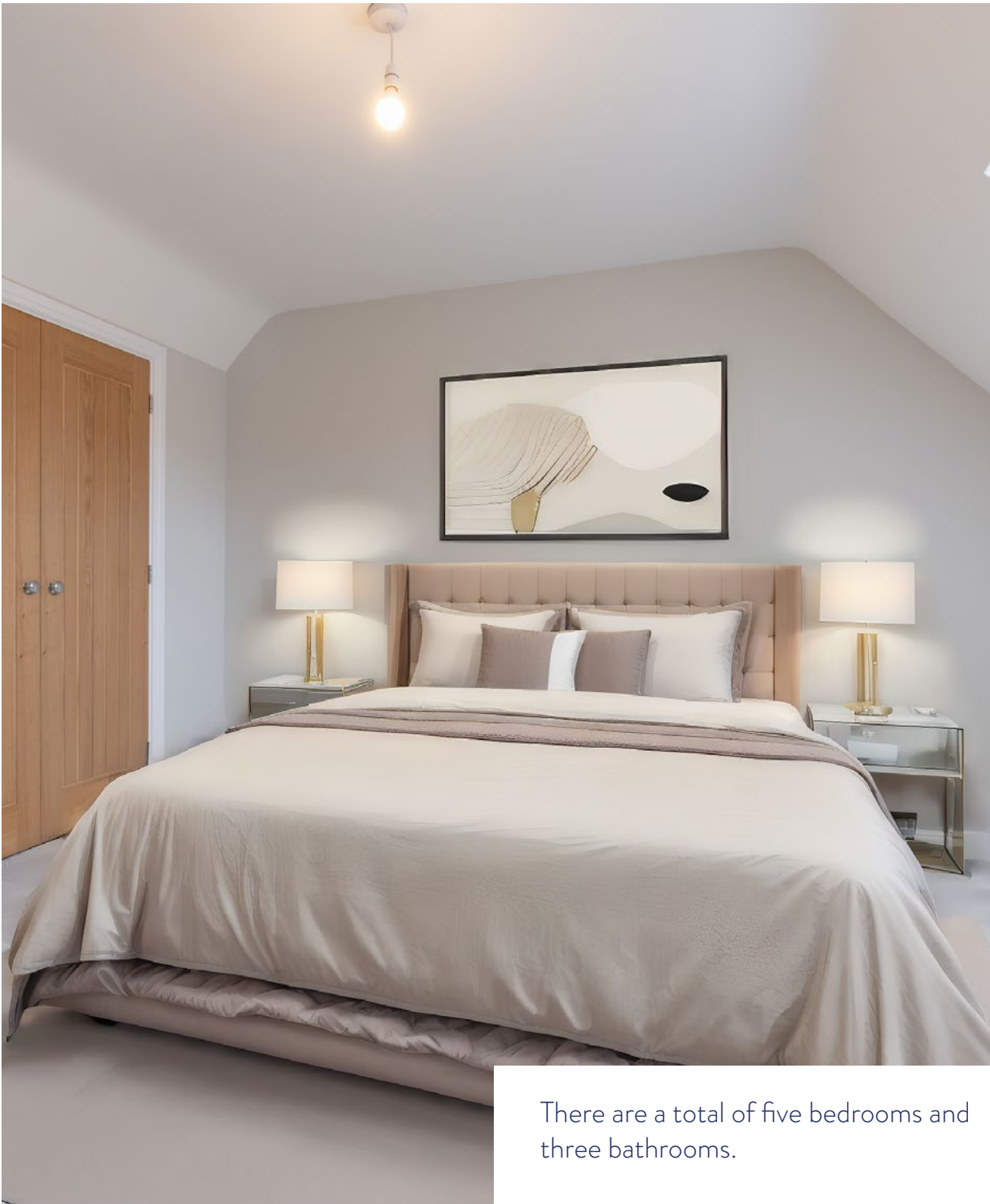


The kitchen / dining room opens out onto the garden via French doors.





The principal bedroom includes a luxurious en suite bathroom.



There are a total of five bedrooms and three bathrooms.







Rivers Edge has a wonderful feel with traditional architecture.

# Floorplan

## The Uppington

Plot 163, 172 & 173



### Ground Floor

Kitchen/Dining	6.93m x 3.53m	22'9" x 11'7"
Living Room	6.93m x 3.46m	22'9" x 11'4"

### First Floor

Main Bedroom	3.47m x 3.44m	11'5" x 11'3"
Bedroom 2	3.53m x 3.16m	11'7" x 10'4"
Bedroom 3	3.05m x 2.96m	10'0" x 9'9"

### Second Floor

Bedroom 4	3.56m x 3.47m	11'8" x 11'5"
Bedroom 5	3.56m x 3.48m	11'8" x 11'5"

Total Floor Area: 168m<sup>2</sup> 1,807ft<sup>2</sup>

## 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

<b>Guide Price:</b>	£875,000
<b>Tenure:</b>	Freehold
<b>Lease Length:</b>	N/A
<b>Maintenance:</b>	N/A
<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                    £31,250** Additional Home            £57,500** ** 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

**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.