

Luxury+Prestige

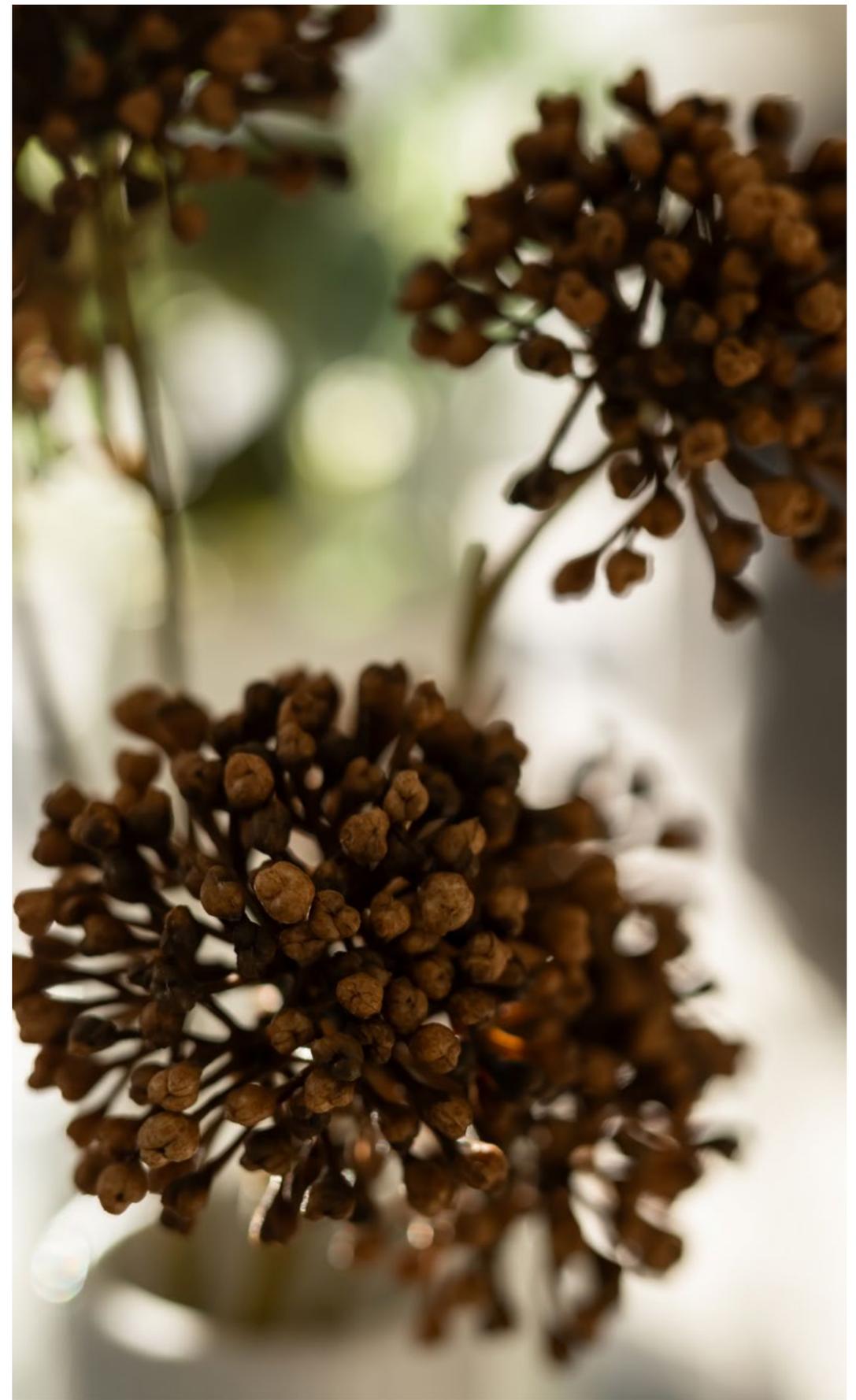
# SHOW HOME AT RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF

















# TAKE A STEP INSIDE



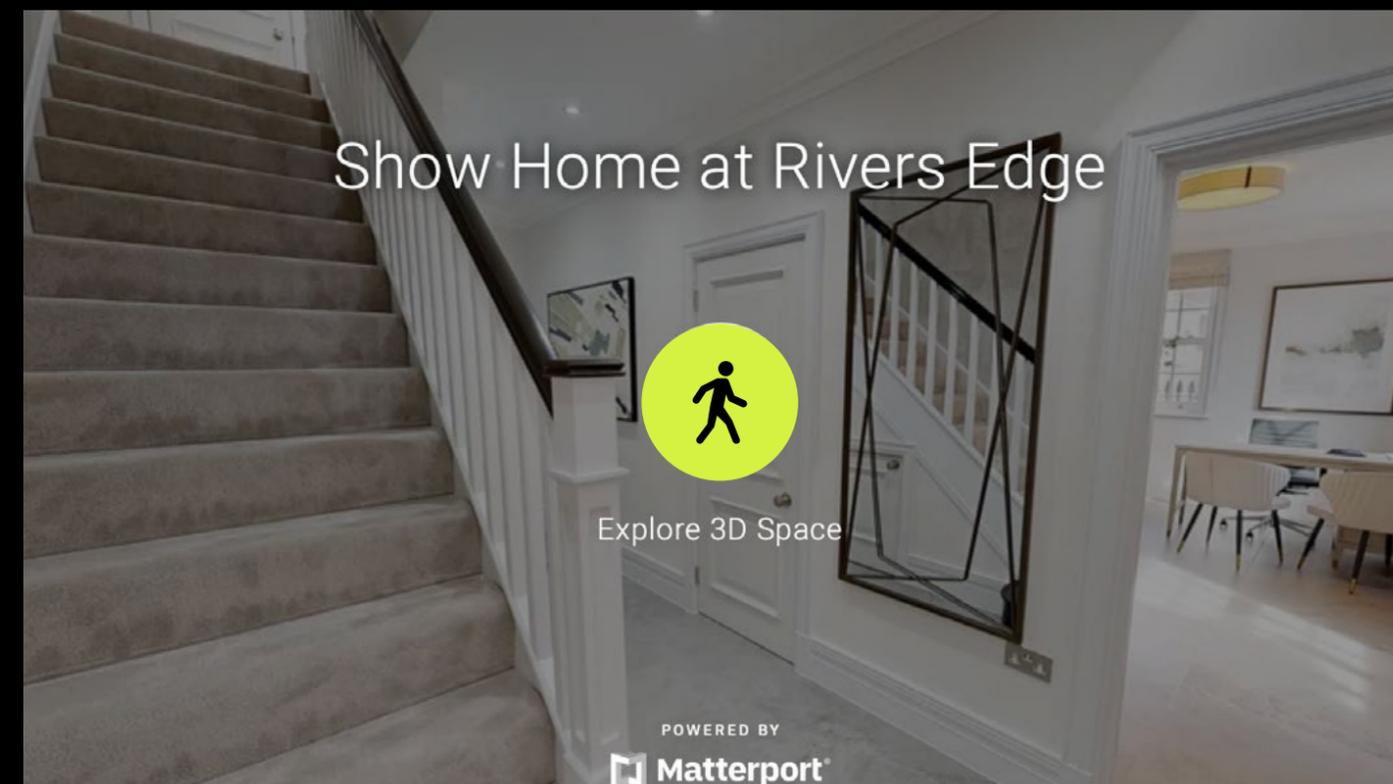
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.



## 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 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.



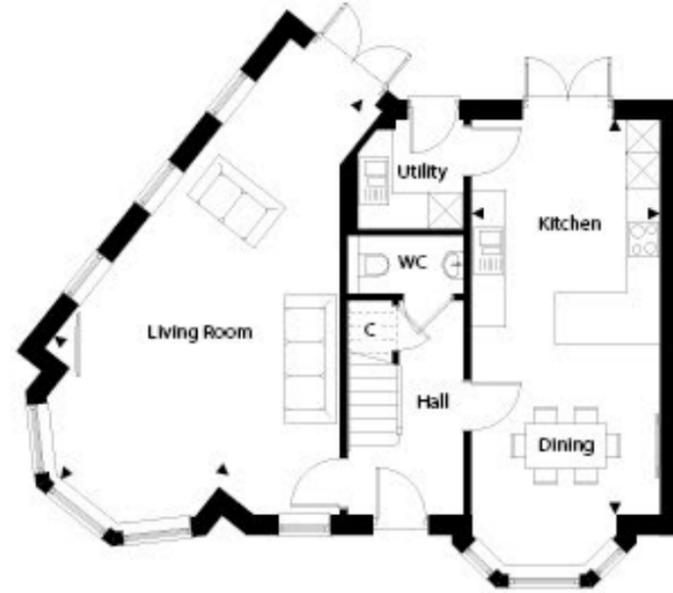
# Floorplan

## Plot 29

### GROSS INTERNAL AREA

House:  
Total: 2,132 sq. ft / 198 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



### 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"

# Floorplan

## Plot 166

### GROSS INTERNAL AREA

House:

Total: 3,184 sq. ft / 296 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



### 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"

# Floorplan

## Plot 170

### GROSS INTERNAL AREA

House:  
Total: 2,888 sq. ft / 268m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



### Ground Floor

Kitchen	4.48m x 4.14m	14'8" x 13'7"
Lounge Area	4.15m x 3.80m	13'7" x 12'6"
Dining Room	4.14m x 3.80m	13'7" x 12'6"
Living Room	5.59m x 6.66m	18'4" x 21'10"
Study/Snug	4.29m x 4.13m	14'1" x 13'7"

### First Floor

Main Bedroom	5.59m x 3.00m	18'4" x 9'10"
Bedroom 2	3.74m x 3.05m	12'3" x 10'0"
Bedroom 3	5.60m x 3.46m	18'4" x 11'4"
Bedroom 4	3.06m x 3.62m	10'0" x 11'11"
Bedroom 5	4.16m x 3.37m	13'8" x 11'1"

# Floorplan

Plot 163, 172 & 173

## GROSS INTERNAL AREA

House:

Total: 1,807 sq. ft / 168m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



## 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"

# 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.

# Details

**Guide Price:** From £850,000

**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 £32,500\*\*  
Additional Home £72,500\*\*

\*\* based on guide price, correct as at 6.11.24

**Local Authority:** Dorset (East)

**Council Tax:** Band TBC  
2024/2025 £x,xxx.xx pa\*\*\*

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

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# Key features

- + **Stunning brand new show homes**
- + **Highly prestigious development**
- + **Extremely high specification**
- + **Beautifully presented throughout**
- + **Short walk to town centre**
- + **Close to the River Stour**
- + **By one of the area's most renowned developers**
- + **Contemporary interior**
- + **Incentives available for an early sale**
- + **Available to view now!**

# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towing**  
Head of Sales

07809 908718  
harriet@luxuryandprestige.com



**Adrianna Ciereszko**  
Photographer

01202 007373  
adrianna@luxuryandprestige.com



**Ryan Horan**  
Land & New Homes

07512 196688  
ryan@luxuryandprestige.com



**Thomas Powner**  
Residential Sales

07437 491094  
tom@luxuryandprestige.com



**Asia Roberston**  
Social Media Manager

07484 719645  
asia@luxuryandprestige.com



**Valentina Morana**  
Marketing Assistant

01202 007373  
valentina@luxuryandprestige.com



**Joanne Bound**  
Search Agent

01202 007373  
jbound@luxuryandprestige.com

# Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0800
Published:	January 2025



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