

Luxury+Prestige

PLOT 177 RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF















TAKE A STEP INSIDE



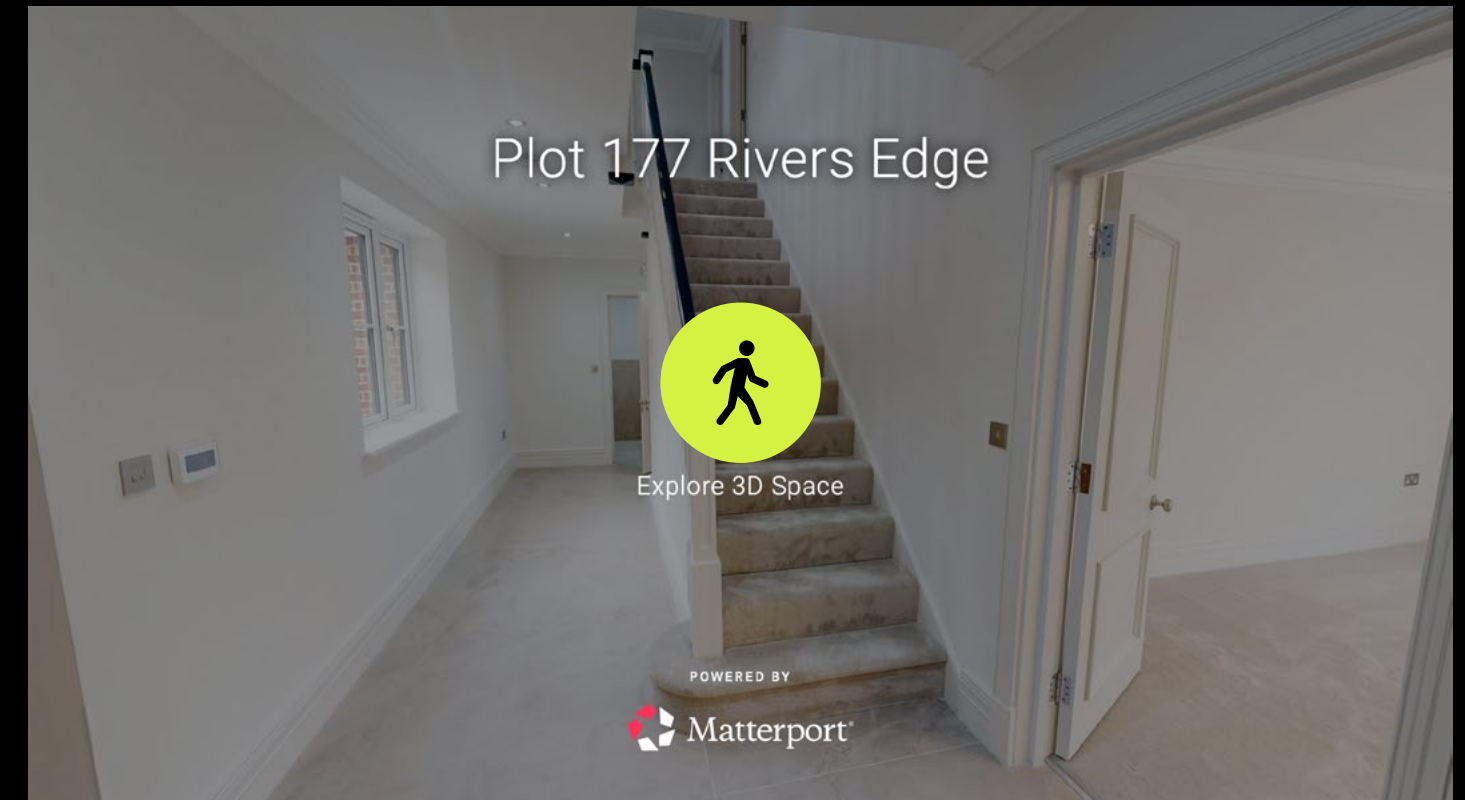
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

vimeo

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.

Matterport™

PLOT 177



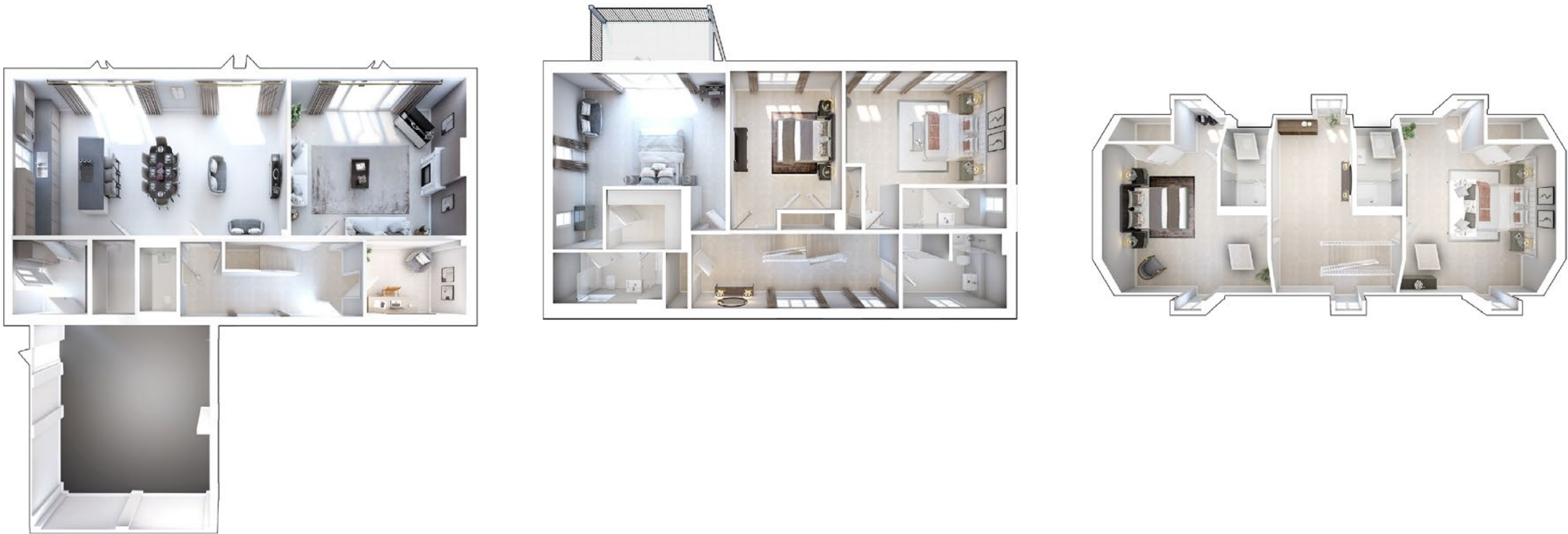
Floorplan

Plot 177

GROSS INTERNAL AREA

House: 3,627 sq. ft / 337 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.40m x 5.30m	14'5" x 17'5"
Dining/Lounge Area	5.14m x 5.30m	16'10" x 17'5"
Living Room	6.05m x 5.30m	19'10" x 17'5"
Study/Snug	3.45m x 2.50m	11'4" x 8'2"

First Floor

Main Bedroom	5.99m x 3.81m	19'8" x 12'6"
Dressing Room	2.60m x 2.00m	8'6" x 6'7"
Bedroom 2	5.58m x 3.73m	18'4" x 12'3"
Bedroom 3	3.86m x 5.30m	12'8" x 17'5"

Second Floor

Bedroom 5	5.76m x 6.42m	18'11" x 21'1"
Bedroom 6	5.20m x 6.42m	17'1" x 21'1"

Summary

Rivers Edge is a unique development by one 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.

This forms part of the final release of this unique and highly regarded development and this exclusive collection of houses feature an enhanced specification meaning that the hugely inspiring location and beautiful architecture will be perfectly complemented by highly specified interiors.

The kitchens and bathrooms are 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.

A show home is available to view by appointment – simply call us on 01202 007373.

Details

Guide Price:	£1,695,000		
Tenure:	Freehold		
Stamp Duty:	Main Home	£117,150**	
	Additional Home	£201,900**	
	** based on guide price		
Local Authority:	Dorset (East)		
Council Tax:	Band TBC		
	2025/2026	£x,xxx.xx pa***	
*** Amount shown is for a main home, please seek advice for additional home.			
Services:	Mains gas, electricity, water and drainage		

Key features

- + **Stunning brand new show homes**
- + **Highly prestigious development**
- + **Extremely high specification**
- + **Beaufifully 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 Towning
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



Valentina Morana
Residential Sales

07366 799790
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
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