

Luxury+Prestige

SHOW HOME AT RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF

















TAKE A STEP INSIDE



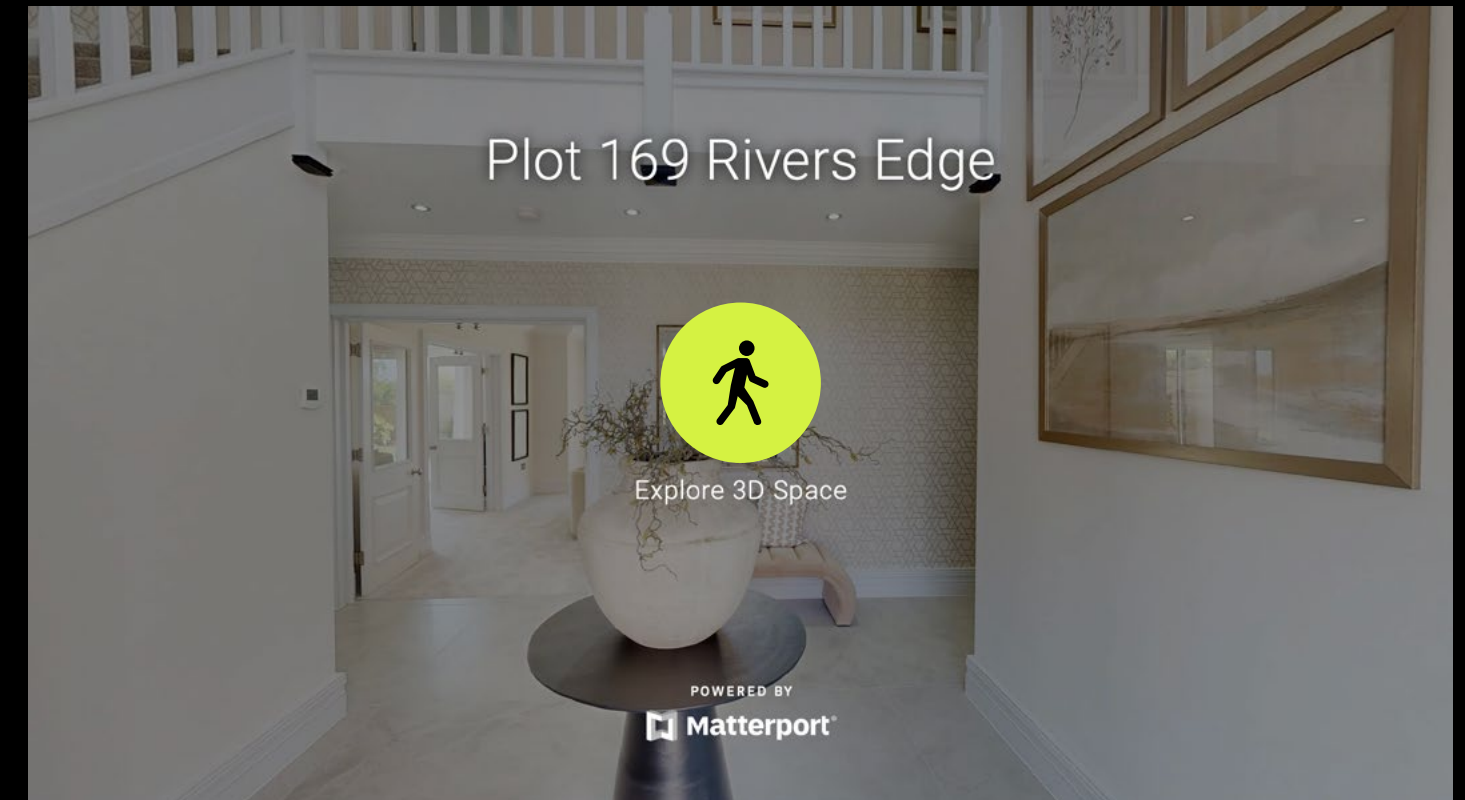
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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

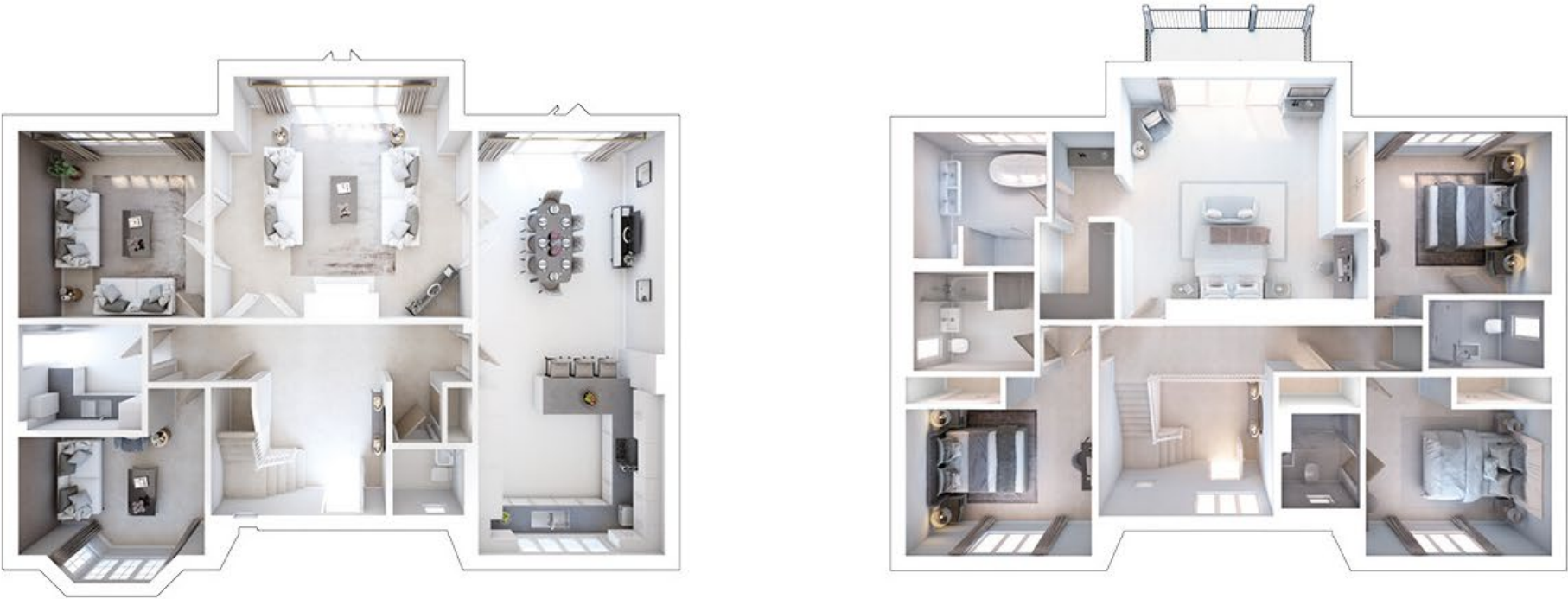
Floorplan

Plot 169

GROSS INTERNAL AREA

House:
Total: 3,074 sq. ft / 286m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.24m x 5.36m	13'11" x 17'7"
Lounge Area	4.24m x 4.25m	13'11" x 13'11"
Dining Room	4.24m x 4.28m	13'11" x 14'1"
Living Room	5.93m x 5.49m	19'5" x 18'0"
Study/Snug	4.24m x 3.32m	13'11" x 10'11"

First Floor

Main Bedroom	5.04m x 4.91m	16'5" x 16'10"
Bedroom 2	4.04m x 3.65m	13'3" x 12'0"
Bedroom 3	4.23m x 4.06m	13'11" x 13'4"
Bedroom 4	4.23m x 4.06m	13'11" x 13'4"

Summary

This stunning brand new show home has an imposing and elegant facade and is part of the final phase of luxury homes at Rivers Edge.

The accommodation is laid out over two floors comprising four bedrooms, four bathrooms, kitchen / dining room and two separate living room, plus a study. Features include an especially luxurious principal bedroom suite with separate dressing and a private sun balcony with views over the river.

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.

Details

Guide Price:	£1,995,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	Refer to developer for more details
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 £153,150** Additional Home £252,900** ** based on guide price, correct as at 22.05.25
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

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



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