



Plot 163, Rivers Edge, Julians Road, Wimborne

A five bedroom bespoke detached residence set over 2.5 storey's with over 1800sq ft of stunning accommodation. Boasting a detached garage and parking, a luxury kitchen and utility room.

Guide Price
£925,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plot 163, Rivers Edge Julians Road, Wimborne BH21 1EF

- Five bedroom detached family home set over 2.5 storey's
 - Over 1800sq ft of elegant but contemporary living
 - A luxury kitchen/family room with a separate utility room
 - Landscaped gardens to the front and rear
 - Three bathrooms, master suite with dressing room
- Walking distance to Wimborne's historic market town
 - Early reservation offers and incentives
 - Built by award winning, converted developers

Viewing strictly by appointment through
Symonds & Sampson Wimborne Sales Office
on 01202 843190

Rivers Edge Siteplan

- | | |
|---|---|
|  The Lytchett
4 bedroom home
Plot 174 |  Number 169
5 bedroom home |
|  The Scarborough
4 bedroom home
Plot 165 |  Number 170
5 bedroom home |
|  The Silton
4 bedroom home
Plot 160 |  Number 171
5 bedroom home |
|  The Spetsbury
4 bedroom home
Plots 161 & 162 |  Number 178
5 bedroom home |
|  The Osmington
4 bedroom home
Plot 164 |  Number 179
5 bedroom home |
|  The Uppington
5 bedroom home
Plots 163, 172 & 173 |  Number 175
6 bedroom home |
|  The Winterborne
5 bedroom home
Plot 159 |  Number 176
6 bedroom home |
|  Number 166
5 bedroom home |  Number 177
6 bedroom home |
|  Number 167
5 bedroom home | |
|  Number 168
5 bedroom home | |





Rivers Edge is an exclusive development of the highest quality, craftsmanship and use of materials by one of the most converted, award winning and well renowned developers.

This bespoke development is situated, as the name reflects, on the edge of the river Stour.

At Rivers Edge you will discover a collection of new luxury homes, meticulously crafted and finished to an impeccable standard. The quality inside is matched only by the stunning location, one that inspires discovery, exploration and reflection each and every day.

The development's idyllic backdrop provides a number of opportunities for exploration and discovery.

The Cranborne Chase Area of Outstanding Natural Beauty is also on your doorstep, with over 380 square miles of rich landscapes, vast river valleys and imposing hillsides.

The area is also an oasis of historic villages and charming towns, with an array of grand landmarks found in between.

One of note is Kingston Lacy, a magnificent Venetian manor that is home to an incredible collection of Egyptian artefacts, a marvellous art collection and a beautiful Japanese garden. It's also surrounded by 8,500 acres of designed and maintained landscape for you to immerse yourself in.

Why Wyatt Homes

Wyatt Homes is a long-established regional building company which has been producing quality homes across Dorset, Somerset and Hampshire for more than 30 years.

Investing their time and expertise, using quality materials, good design, and paying particular attention to detail, enables them to deliver unique homes no matter how large or small.

They have a comprehensive range of in-house teams who all work together to produce our award-winning new homes and ensure our customers enjoy every step of the way to buying their dream Wyatt Home.

They are proud to have won a number of prestigious awards for their developments, including 'Premier Guarantee

Excellence Awards', 'What House?', 'The Telegraph UK Property Awards' and 'LABC Building Excellence Awards'

Externally

All homes offer landscaped grounds and gardens. There will be an on-site café as well as a large playpark, ideal for children/grandchildren. Furthermore all homes have easy, if not direct access to the River Stour and endless walks full of wildlife and with a splendid backdrop.

Services and Agents note

All mains services

EPC - TBC

Council tax band - TBC

Agents note - All photography used is for visual guidance only. They are not plot specific and are all computer generated. They are for guidance only.

The Uppington

Plot 163, 172 & 173



Directions

Rivers Edge can be located off of Julian's Bridge. As you enter Wimborne from the Lake Gates roundabout, the B3078 is surrounded by open recreational fields and farmland. From here you travel over Julian's Bridge onto Julian's Road and the development is on the left hand side.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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: 168m² 1,807ft²

WIMB/NW/NOV23

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