

Luxury+Prestige

# PLOT 101 RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF





Previous show home  
Specification may vary







Previous show home  
Specification may vary





# TAKE A STEP INSIDE



Video shows previous show home.

*vimeo*

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

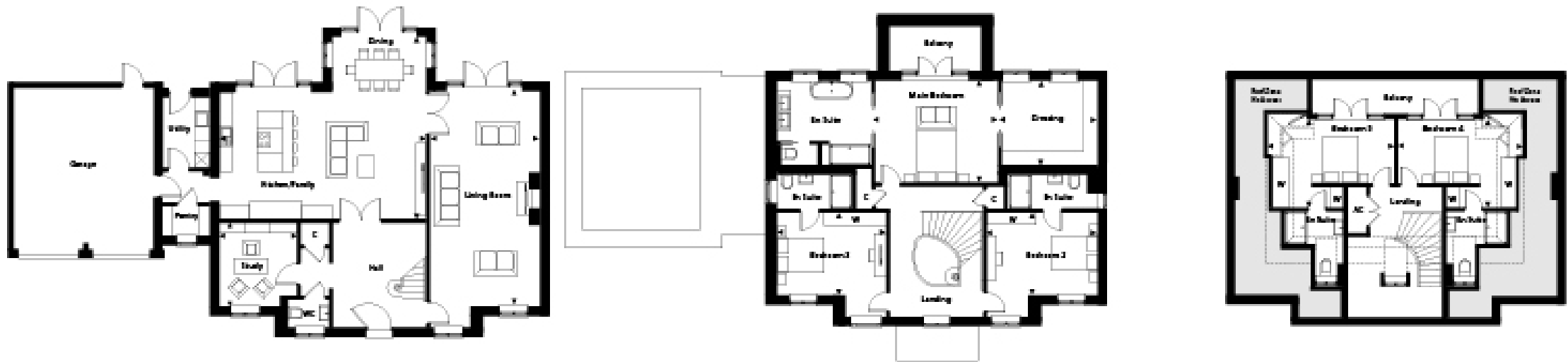
# Floorplan

Plot 101 Rivers Edge  
Wimborne, BH21 1EF

GROSS INTERNAL AREA

House: 3,546 sq. ft / 329 m²

Sizes and dimensions are approximate, actual may vary.



## Ground Floor

Kitchen/Family/Dining	8.63m x 7.59m	28' 4" x 24' 10"
Living Room	8.96m x 4.58m	29' 5" x 15' 0"
Study	3.47m x 3.24m	11' 5" x 10' 8"

## First Floor

Main Bedroom	5.08m x 4.31m	16' 8" x 14' 2"
Dressing	3.98m x 3.57m	13' 0" x 11' 8"
Bedroom 2	4.58m x 3.48m	15' 0" x 11' 5"
Bedroom 3	4.58m x 3.48m	15' 0" x 11' 5"

## Second Floor

Bedroom 4	3.95m x 5.42m	12' 11" x 17' 9"
Bedroom 5	3.20m x 5.42m	10' 6" x 17' 9"

# Summary

This stunning brand new home certainly does not lack curb appeal and is part of the newly released final homes at Rivers Edge.

The accommodation is cleverly laid out over three floors comprising five bedrooms, five bathrooms, a sumptuous kitchen family room and a spacious separate living room. Features include a luxurious principal bedroom suite with a dressing room and access to a private balcony as well as a study and a separate utility room. There is also a double garage.

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 Living Interiors. The shaker style kitchens include quartz worktops and integrated appliances by Siemens 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:	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	£153,150**	
	Additional Home	£252,900**	
	** based on guide price		
Local Authority:	Dorset Council		
Council Tax:	Band TBC		
	2025/2026	£x,xxx.xxpa***	
	*** 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 home
- + Highly prestigious development
- + Currently under construction
- + Five bedrooms, five bathrooms
- + Off road parking & double garage
- + Extends to 3,546 square feet
- + Extremely high specification
- + Beautifully presented throughout
- + Close to the river and countryside views
- + Short walk to town centre

# Our team



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