

Luxury+Prestige

# LOT 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.

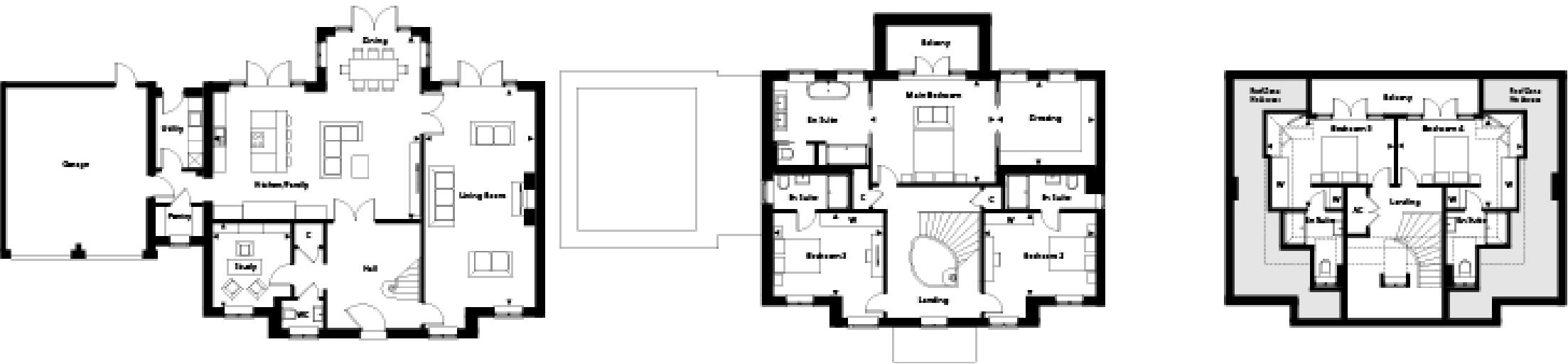
# Floorplan

Plot 101 Rivers Edge  
Wimborne, BH21 1EF

## GROSS INTERNAL AREA

House: 3,546 sq. ft / 329 m<sup>2</sup>

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.xxp\*\*\*

\*\*\* 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



**Steve Isaacs**  
Director

07970 878106  
[steve@luxuryandprestige.com](mailto:steve@luxuryandprestige.com)



**David Chissell**  
Director

07795 835647  
[david@luxuryandprestige.com](mailto:david@luxuryandprestige.com)



**Harriet Towning**  
Head of Sales

07809 908718  
[harriet@luxuryandprestige.com](mailto:harriet@luxuryandprestige.com)



**Adrianna Ciereszko**  
Photographer

01202 007373  
[adrianna@luxuryandprestige.com](mailto:adrianna@luxuryandprestige.com)



**Ryan Horan**  
Land & New Homes

07512 196688  
[ryan@luxuryandprestige.com](mailto:ryan@luxuryandprestige.com)



**Thomas Pownier**  
Residential Sales

07437 491094  
[tom@luxuryandprestige.com](mailto:tom@luxuryandprestige.com)



**Valentina Morana**  
Residential Sales

07366 799790  
[valentina@luxuryandprestige.com](mailto:valentina@luxuryandprestige.com)



**Joanne Bound**  
Search Agent

01202 007373  
[jbound@luxuryandprestige.com](mailto: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](mailto:info@luxuryandprestige.com)

Online:

[luxuryandprestige.com](http://luxuryandprestige.com)

Facebook:

[facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

Instagram:

[@luxuryprestigerealty](https://@luxuryprestigerealty)

Property ref:

0800

Published:

January 2026



APPROVED CODE  
TRADINGSTANDARDS.UK



## Important notice

Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Luxury+Prestige

[luxuryandprestige.com](http://luxuryandprestige.com)