

EDWARDS
ESTATE AGENTS

STAPEHILL ABBEY

WIMBORNE, BH21 2FP


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GUIDE PRICE £565,000

- Grade 11 Listed
- 70 Acres of communal grounds
- Private secured gated estate
- 3 bedroom character home
- Stylish kitchen/dining room
- Separate dual aspect lounge
- Bathroom & master ensuite
- Private garden
- Easy reach of the Jurassic coast & New Forest National Park
- Local towns nearby

Beautifully presented, character three bedroom home on private gated estate set in approximately 70 acres of established grounds with lake and formal gardens, kitchen/dining room, separate lounge, bathroom and ensuite - own private garden - tranquil setting - must be viewed!

Accommodation is immaculately ands stylishly presented throughout with many of the features of the original building and its surroundings retained and refurbished. On the ground floor, a welcoming entrance hallway gives access to a dual aspect kitchen dining room. Fitted with a generous range of base and wall units and a high specification of integrated appliances, the kitchen overlooks the cloister walkway whilst from the dining end of the room, pretty French doors open to the inner courtyard. A separate, well proportioned lounge has two sets of French doors opening to the private rear garden which has been lovingly tended and nurtured by the current owner and offers a peaceful haven to enjoy the tranquillity and solitude guaranteed in this truly unique setting!

Off the hallway there is a cloakroom and a large storage cupboard beneath the stairs and on the first floor there are three bedrooms - two doubles, one of which is the master with fitted wardrobes and adjoining luxuriously appointed ensuite. A further, more compact bedroom, could equally serve as a study, work room or home office. The family bathroom is also finished to an exceptional standard and has a bath and rainwater shower above.







Outside, the property benefits from a single garage with large loft space, one allocated space and visitor parking and of course the many acres of grounds to explore and enjoy at your leisure.

Additional Information
Energy Performance Rating: C
Council Tax Band: E
Listed building: Grade 11
Tenure: Freehold with common managed areas
Agent Note - There is a schedule of works to be undertaken on the estate in line with the continued upkeep of this beautiful building. The costs of this are being sought by contractors at this time and the vendor will look to negotiate from the price to accommodate this.
Annual Service Charge: £3,643.96
Annual Property Insurance: £1,068.50
Restricted Covenants: Yes
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Tree Preservation Order: Yes
Parking: Garage in a block and 2 allocated parking spaces
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



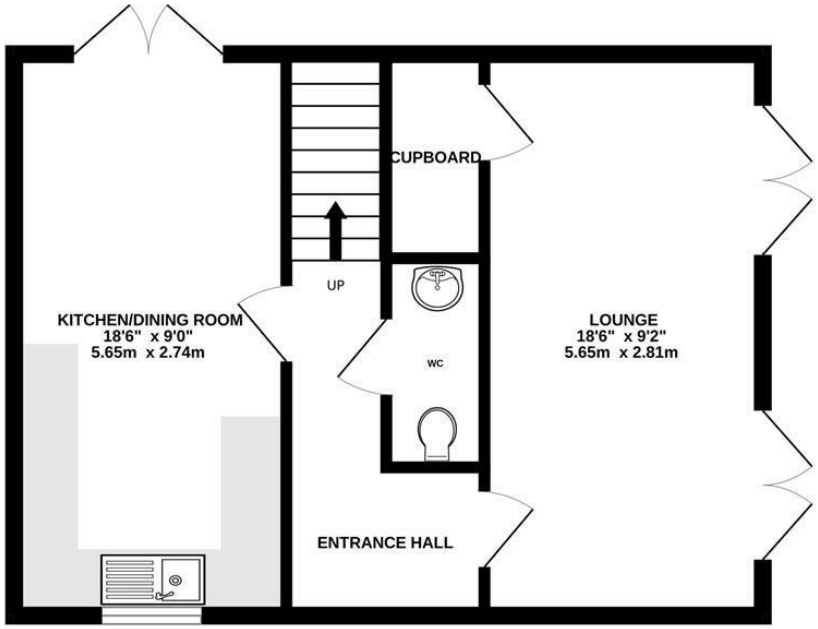




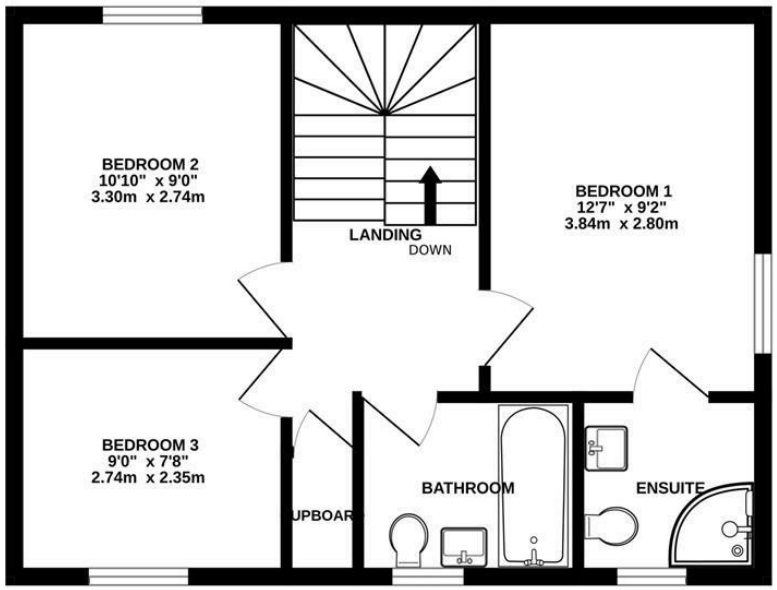




GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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