



Estate Agents



Auctioneers

# Talpa, Riverbank, Wick Lane, Wick, BH6 4JX

## Offers In Excess Of £925,000 – Freehold

**Contemporary Designed Detached Riverside House | Hallway | Kitchen Diner | Reception Room | Ds Wc | First Floor Landing  
Master Bedroom with Ensuite & Dressing Room | Two Further Bedrooms | First Floor Balcony & Terrace | Family Bathroom  
Stairs To Roof Terrace | Two Parking Bays | Freehold**

A rare opportunity to purchase a contemporary designed three-bedroom detached house set in an enviable position along the tree-lined Wick Lane with lovely views over the riverside at Wick. This stunning property was constructed in 2012 and offers stylish accommodation over three floors of 2,456 sq ft, with main features to include double glazing, efficient underfloor heating with heat pump, integrated sound system, luxurious 19ft kitchen diner with central island unit, 24ft reception room with sliding doors to the garden, ground floor WC, master bedroom with ensuite bathroom, dressing room and access to the balcony, second bedroom with ensuite, luxury family bathroom, and a rooftop terrace with far-reaching views over the river. Viewing is simply essential!

Drive along the tree-lined Wick Lane with the river on your left, and you'll discover "Talpa", one of just three houses in this unique development. Electric gates then lead through to the two allocated spaces under the carport. Upon entering, you'll love the sharp modern design with clean and crisp decoration. On the ground floor, there is a luxurious 19ft kitchen diner fitted with an extensive range of soft-close wall and base units with a feature central island unit covered by quartz worksurfaces and featuring a full range of fitted appliances to include electric hob and concealed extractor, fridge freezer, dishwasher, oven and microwave. There is lots of space for a dining room table and large glass doors leading to the front terrace.

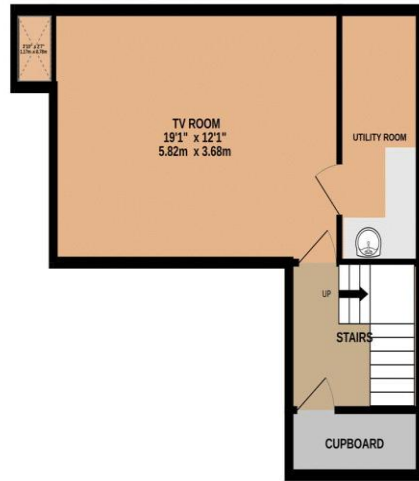
To the rear is the impressive 24ft reception room, again with large sliding doors leading to the rear garden. There is a useful ground-floor cloakroom in the hallway and then stairs, with a glass balustrade, to the first floor. The master bedroom has its own ensuite bathroom with his and hers sinks, plus a dressing room (originally bedroom 4) and access to the front and side balcony with lovely views into the trees and river beyond. Bedroom two also has an ensuite, and bedroom three is a good-sized double with fitted wardrobes. There is a luxury main bathroom with a three-piece suite and stylish tiling. Then press a button, and the roof hatch slowly opens to reveal the roof terrace that has its own electric and water supply. Stairs lead up to a fantastic panoramic view over the rooftops and the river. The 24ft decking area has lots of space to entertain and soak up the sun in complete privacy. Amazing! Two allocated parking bays under a carport with an electronic gated entrance.

Tenure: Freehold  
EPC Rating: 77 | C  
Council Tax Banding: F





LOWER GROUND FLOOR



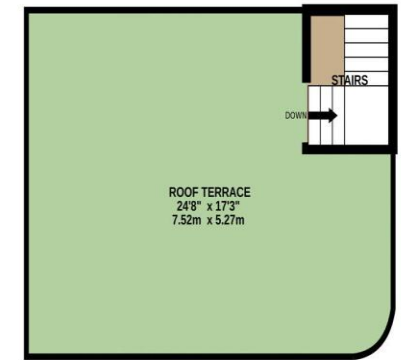
GROUND FLOOR



1ST FLOOR



ROOF TERRACE



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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