

Luxury+Prestige

PLOT 116 RIVERS EDGE

JULIAN'S ROAD, WIMBORNE, DORSET, BH21 1EF































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Floorplans

Wyatt Home, Plot 116, Rivers Edge, Julian Road, Wimborne, BH21 1EF

Approximate Area = 2406 sq ft / 223.5 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

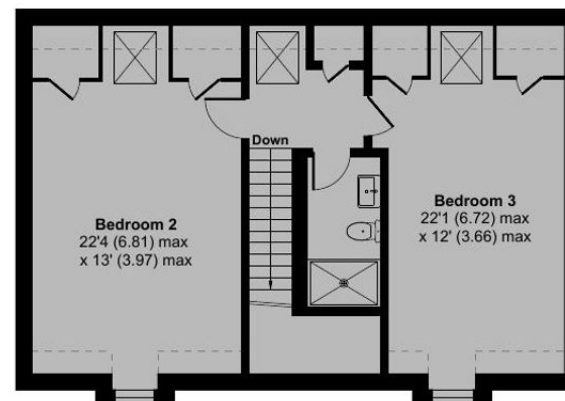
Garage = 145 sq ft / 13.4 sq m

Total = 2624 sq ft / 243.6 sq m

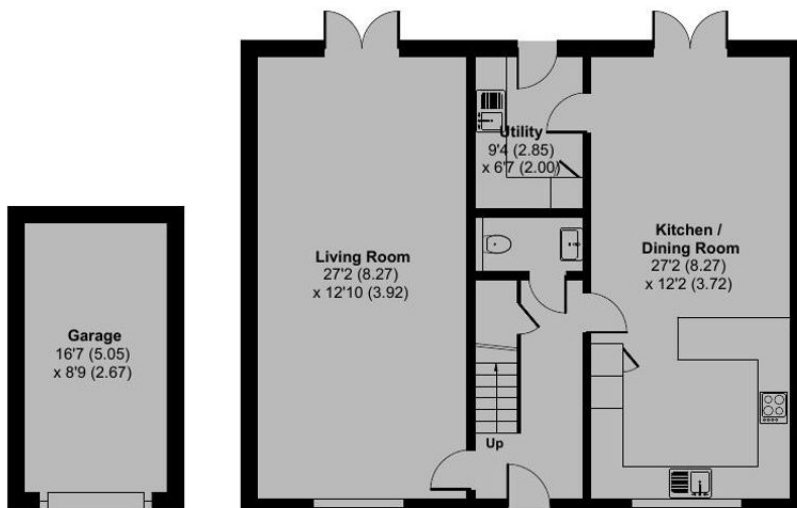
For identification only - Not to scale



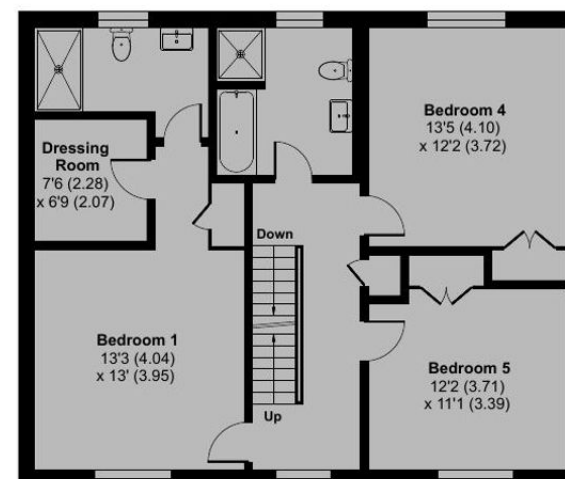
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026.
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Summary

Rivers Edge is a unique development by Wyatt Homes, one of the area’s leading developers, who have built a formidable reputation for delivering beautiful properties finished to the highest standards.

Plot 116 forms part of the latest release and features striking architectural detailing. This beautiful property extends to approximately 2,624 sq ft, including the detached garage, and is finished to an exceptional standard throughout. The thoughtfully designed accommodation is arranged over three floors and offers up to five generous bedrooms, three stylish bathrooms, a spacious kitchen/diner, and a separate, impressive living room.

The development is just a short walk from Wimborne town centre, while also benefiting from direct access to the picturesque riverside pathway along the banks of the River Stour. Rivers Edge has been carefully designed to provide distinctive and visually appealing homes in an enviable location.

Please note: The images and layout shown are of the show home, which differs slightly from Plot 116 both internally and externally. Viewings are strictly by appointment.

Details

Guide Price: £995,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A

Local Authority: Dorset Council

Council Tax: Band Band TBC
2026/2027 TBC

**Amount shown is for a main home, please seek advice for additional home.

Services: Mains electricity, gas, water and drainage

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + View by appointment
- + Stunning brand new home
- + Part of a highly prestigious development
- + Close to the River Stour
- + Total 2624 sq ft inc det. garage
- + Five bedrooms, three bathrooms
- + Luxurious specification throughout
- + Walking distance to centre of Wimborne Minster
- + Wonderful architecture
- + Generous living space

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+ View Digital Brochure



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