

Luxury+Prestige

SHOW HOME AT RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF

















TAKE A STEP INSIDE



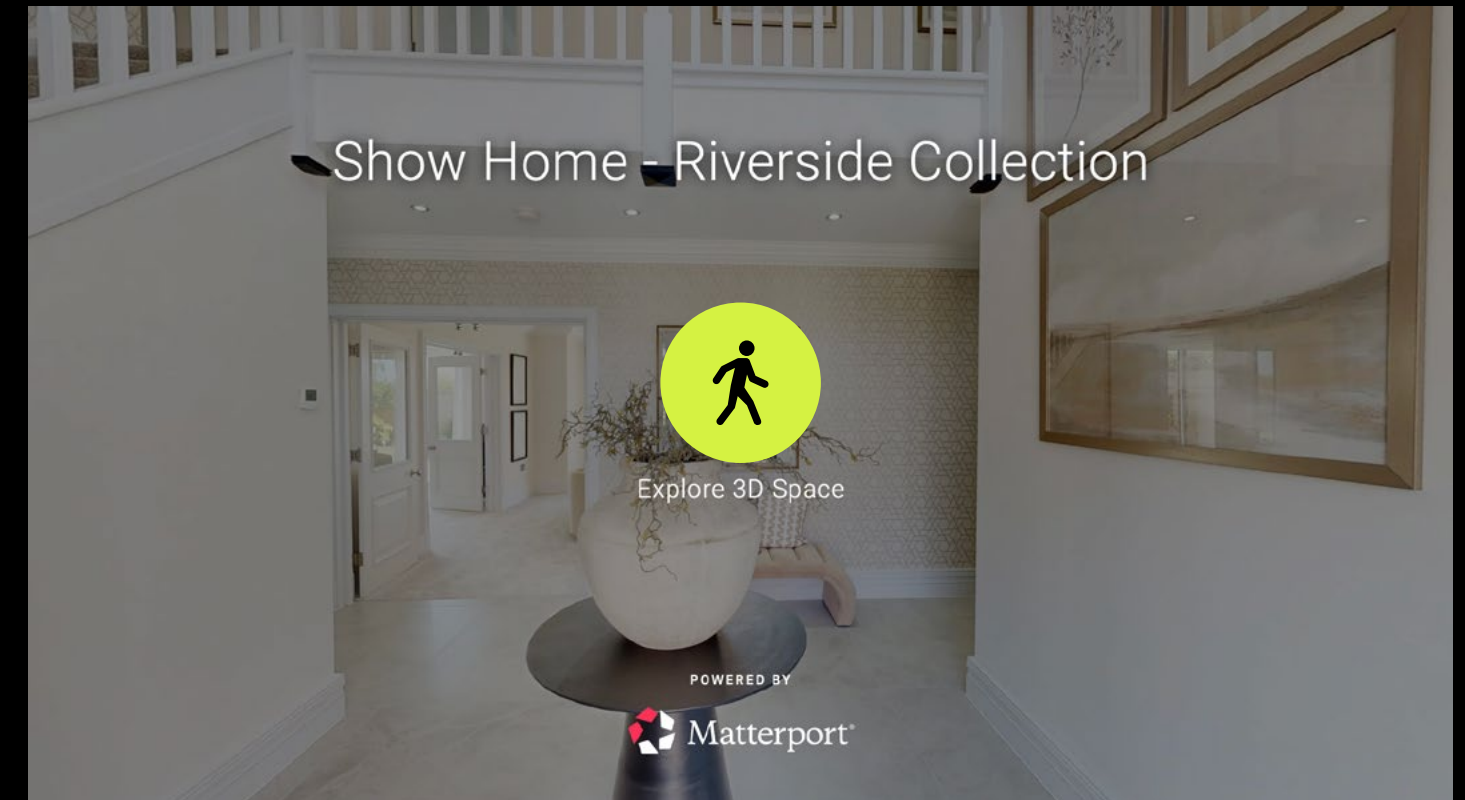
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

Matterport™

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

PLOT 168



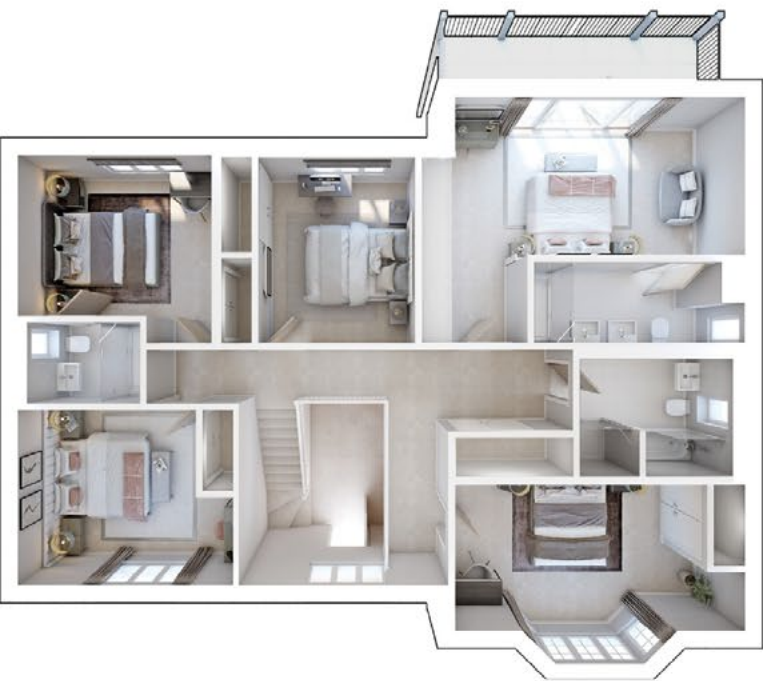
Floorplan

Plot 168

GROSS INTERNAL AREA

House 2,868 sq. ft / 266 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.14m x 4.48m	13'7" x 14'8"
Lounge Area	4.15m x 3.80m	13'7" x 12'6"
Dining Room	4.14m x 3.80m	13'7" x 12'6"
Living Room	5.59m x 6.66m	18'4" x 21'10"
Study/Snug	4.29m x 4.13m	14'1" x 13'7"

First Floor

Main Bedroom	6.24m x 4.74m	20'6" x 15'7"
Bedroom 2	3.74m x 3.05m	12'3" x 10'0"
Bedroom 3	5.59m x 3.46m	18'4" x 11'4"
Bedroom 4	3.06m x 3.62m	10'0" x 11'11"
Bedroom 5	4.16m x 3.37m	13'8" x 11'1"

PLOT 169



Floorplan

Plot 169

GROSS INTERNAL AREA

House: 3,074 sq. ft / 286 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.24m x 5.36m	13'11" x 17'7"
Lounge Area	4.24m x 4.25m	13'11" x 13'11"
Dining Room	4.24m x 4.28m	13'11" x 14'1"
Living Room	5.93m x 5.49m	19'5" x 18'0"
Study/Snug	4.24m x 3.32m	13'11" x 10'11"



First Floor

Main Bedroom	5.04m x 4.91m	16'5" x 16'10"
Bedroom 2	4.04m x 3.65m	13'3" x 12'0"
Bedroom 3	4.23m x 4.06m	13'11" x 13'4"
Bedroom 4	4.23m x 4.06m	13'11" x 13'4"

PLOT 170



Floorplan

Plot 170

GROSS INTERNAL AREA

House: 2,888 sq. ft / 268 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.48m x 4.14m	14'8" x 13'7"
Lounge Area	4.15m x 3.80m	13'7" x 12'6"
Dining Room	4.14m x 3.80m	13'7" x 12'6"
Living Room	5.59m x 6.66m	18'4" x 21'10"
Study/Snug	4.29m x 4.13m	14'1" x 13'7"



First Floor

Main Bedroom	5.59m x 3.00m	18'4" x 9'10"
Bedroom 2	3.74m x 3.05m	12'3" x 10'0"
Bedroom 3	5.60m x 3.46m	18'4" x 11'4"
Bedroom 4	3.06m x 3.62m	10'0" x 11'11"
Bedroom 5	4.16m x 3.37m	13'8" x 11'1"

PLOT 176



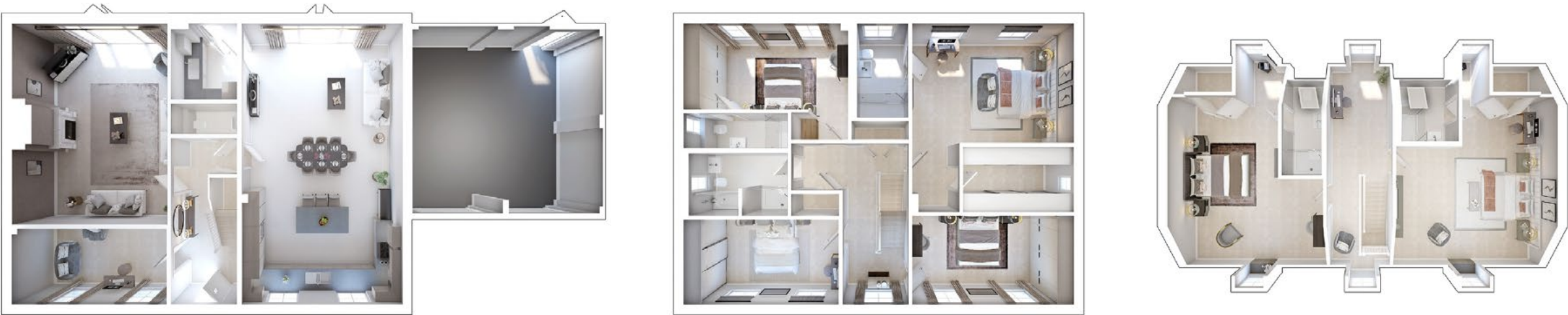
Floorplan

Plot 176

GROSS INTERNAL AREA

House: 3,583 sq. ft / 333 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.51m x 5.50m	14'10" x 18'1"
Dining/Lounge Area	5.50m x 4.83m	18'1" x 15'10"
Living Room	5.30m x 6.65m	17'5" x 21'10"
Study/Snug	5.30m x 2.50m	17'5" x 8'3"

First Floor

Main Bedroom	5.52m x 3.95m	18'1" x 12'12"
Dressing Room	3.78m x 2.15m	12'5" x 7'1"
Bedroom 2	5.58m x 2.79m	18'4" x 9'2"
Bedroom 3	5.52m x 2.93m	18'1" x 9'7"
Bedroom 4	5.31m x 2.81m	17'5" x 9'3"

Second Floor

Bedroom 5	5.52m x 5.97m	18'1" x 19'7"
Bedroom 6	5.32m x 5.97m	17'5" x 19'7"

PLOT 177



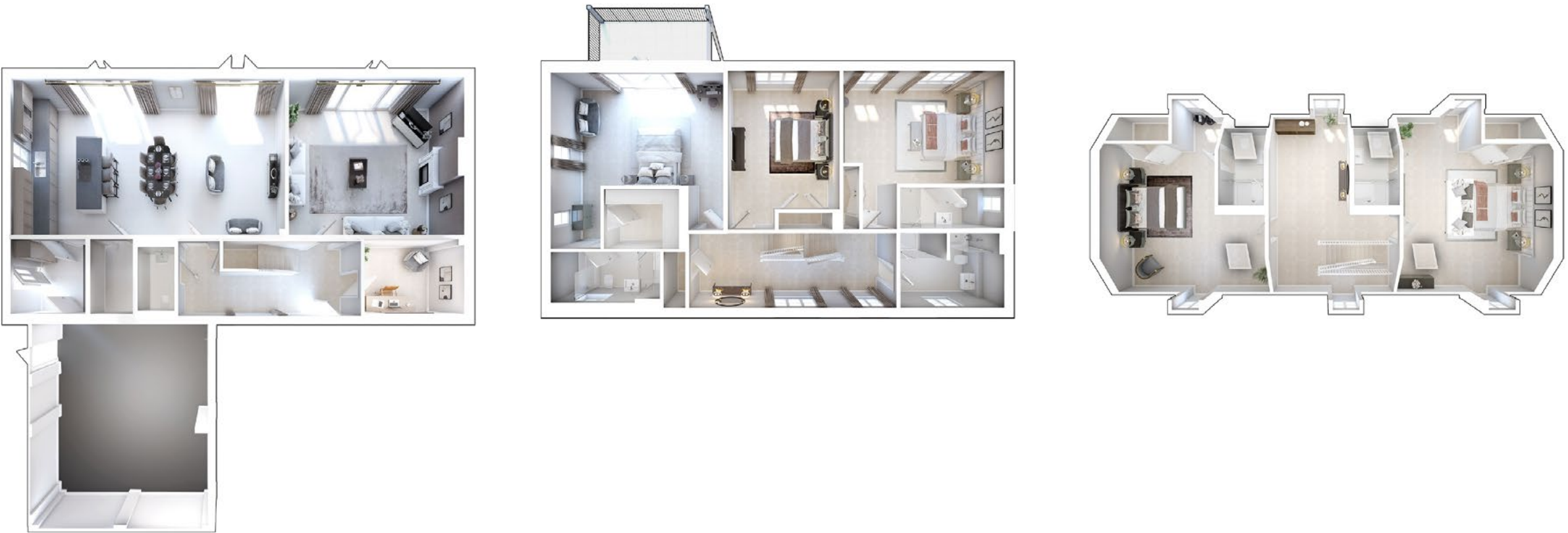
Floorplan

Plot 177

GROSS INTERNAL AREA

House: 3,627 sq. ft / 337 m²

Sizes and dimensions are approximate, actual may vary.



Ground Floor

Kitchen	4.40m x 5.30m	14'5" x 17'5"
Dining/Lounge Area	5.14m x 5.30m	16'10" x 17'5"
Living Room	6.05m x 5.30m	19'10" x 17'5"
Study/Snug	3.45m x 2.50m	11'4" x 8'2"

First Floor

Main Bedroom	5.99m x 3.81m	19'8" x 12'6"
Dressing Room	2.60m x 2.00m	8'6" x 6'7"
Bedroom 2	5.58m x 3.73m	18'4" x 12'3"
Bedroom 3	3.86m x 5.30m	12'8" x 17'5"

Second Floor

Bedroom 5	5.76m x 6.42m	18'11" x 21'1"
Bedroom 6	5.20m x 6.42m	17'1" x 21'1"

Key features

- + **Stunning brand new show homes**
- + **Highly prestigious development**
- + **Extremely high specification**
- + **Beautifully presented throughout**
- + **Short walk to town centre**
- + **Close to the River Stour**
- + **By one of the area's most renowned developers**
- + **Contemporary interior**
- + **Incentives available for an early sale**
- + **Available to view now!**

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

07484 719645
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

01202 007373
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
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
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0800
Published:	May 2025



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