

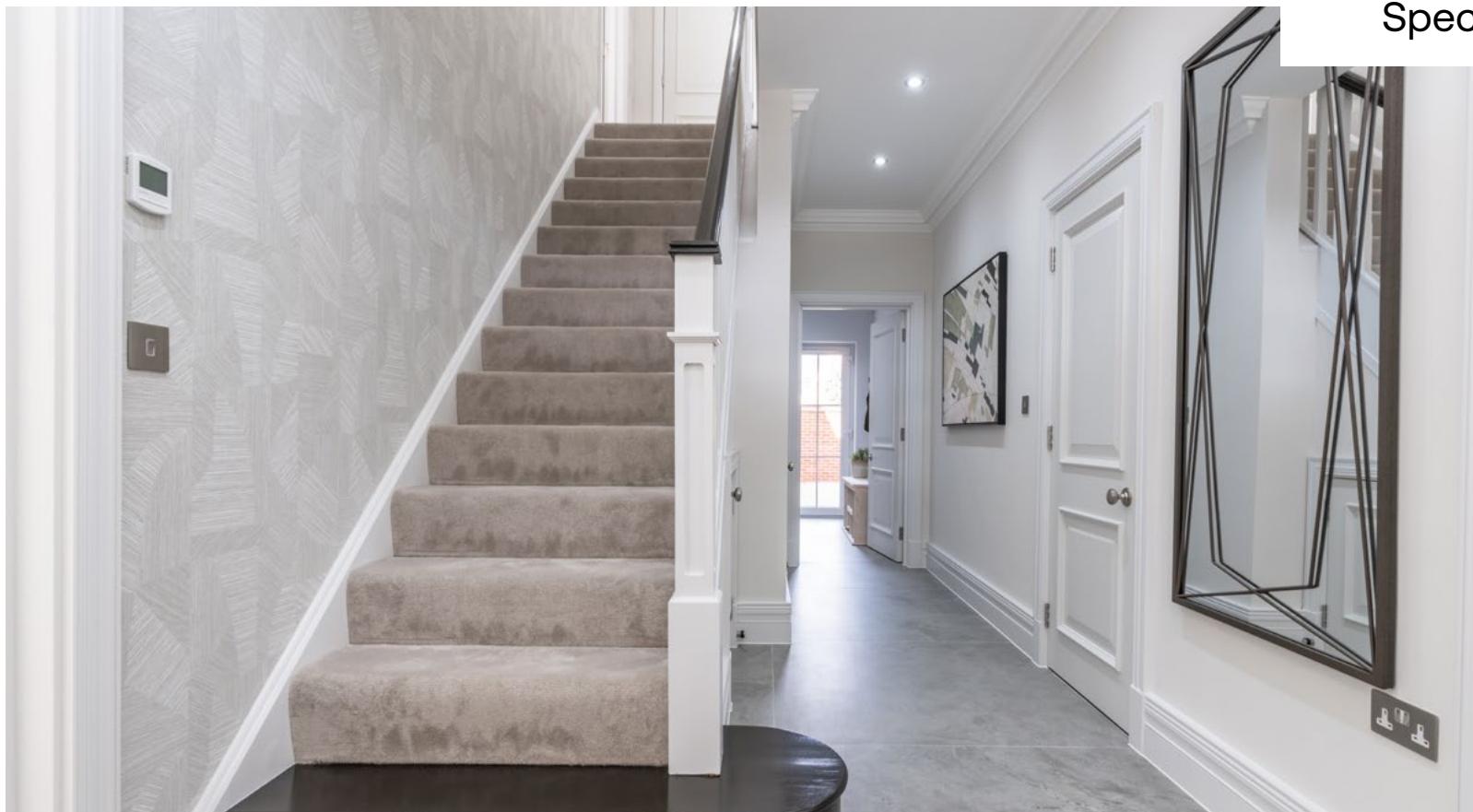
Luxury + Prestige

# LOT 15 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.

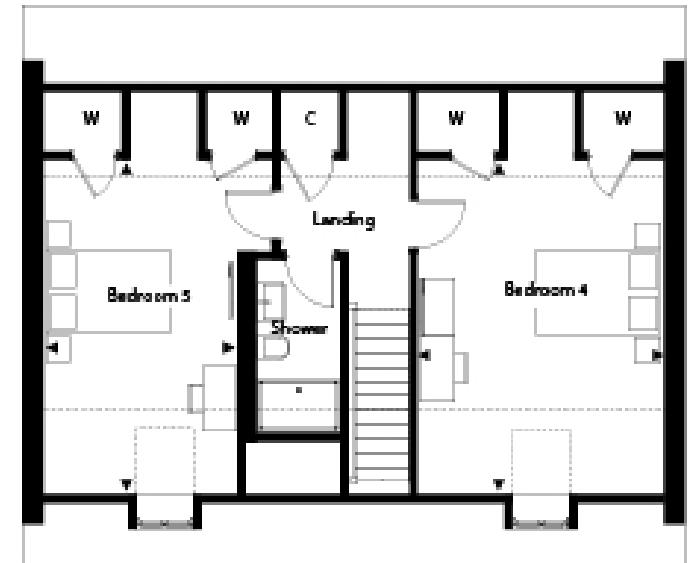
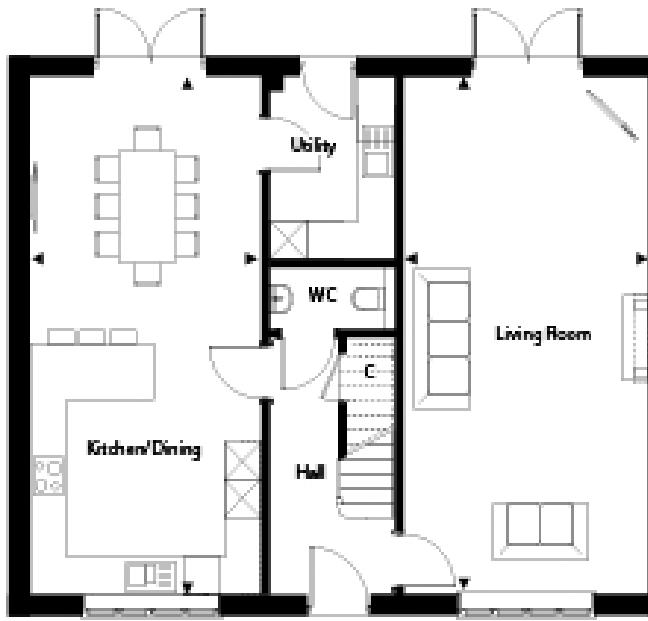
# Floorplan

Plot 115 Rivers Edge  
Wimborne, BH21 1EF

GROSS INTERNAL AREA

House: 2,390 sq. ft / 222 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



## Ground Floor

Kitchen / Dining 3.73m x 8.28m 12' 2" x 27' 1"

Living Room 3.93m x 8.28m 12' 10" x 27' 1"

## First Floor

Main Bedroom 3.95m x 3.98m 12' 9" x 13' 0"

Bedroom 2 3.73m x 4.11m 12' 2" x 13' 5"

Bedroom 3 3.71m x 3.36m 12' 1" x 11' 0"

## 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 striking brand new home is part of the newly released phase four at Rivers Edge.

The accommodation is cleverly laid out over three floors comprising five bedrooms, three bathrooms, a luxurious kitchen family room and a spacious separate living room. Features include a palatial principal bedroom suite with a dressing room as well as a study and a separate utility room. There is also a brick built single 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:** £1,265,000

**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 £70,250\*\*

Additional Home £133,500\*\*

\*\* 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, three bathrooms**
- + **Off road parking & garage**
- + **Extends to 2,390 square feet**
- + **Extremely high specification**
- + **Beautifully presented throughout**
- + **Close to the river and countryside views**
- + **Short walk to town centre**

# Our team



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