

Luxury+Prestige



PLOT 169 RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF







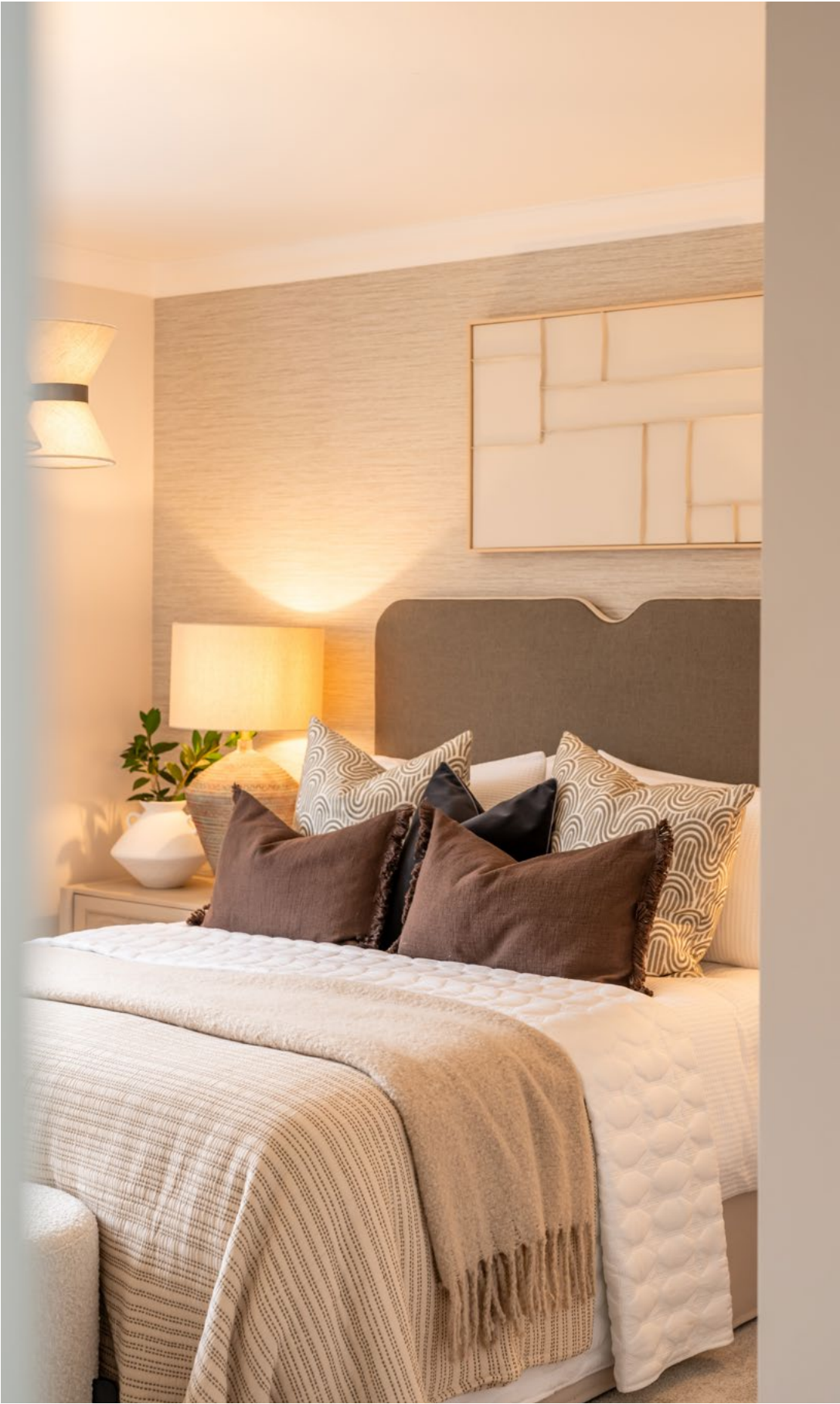
















PLOT 169



TAKE A STEP INSIDE



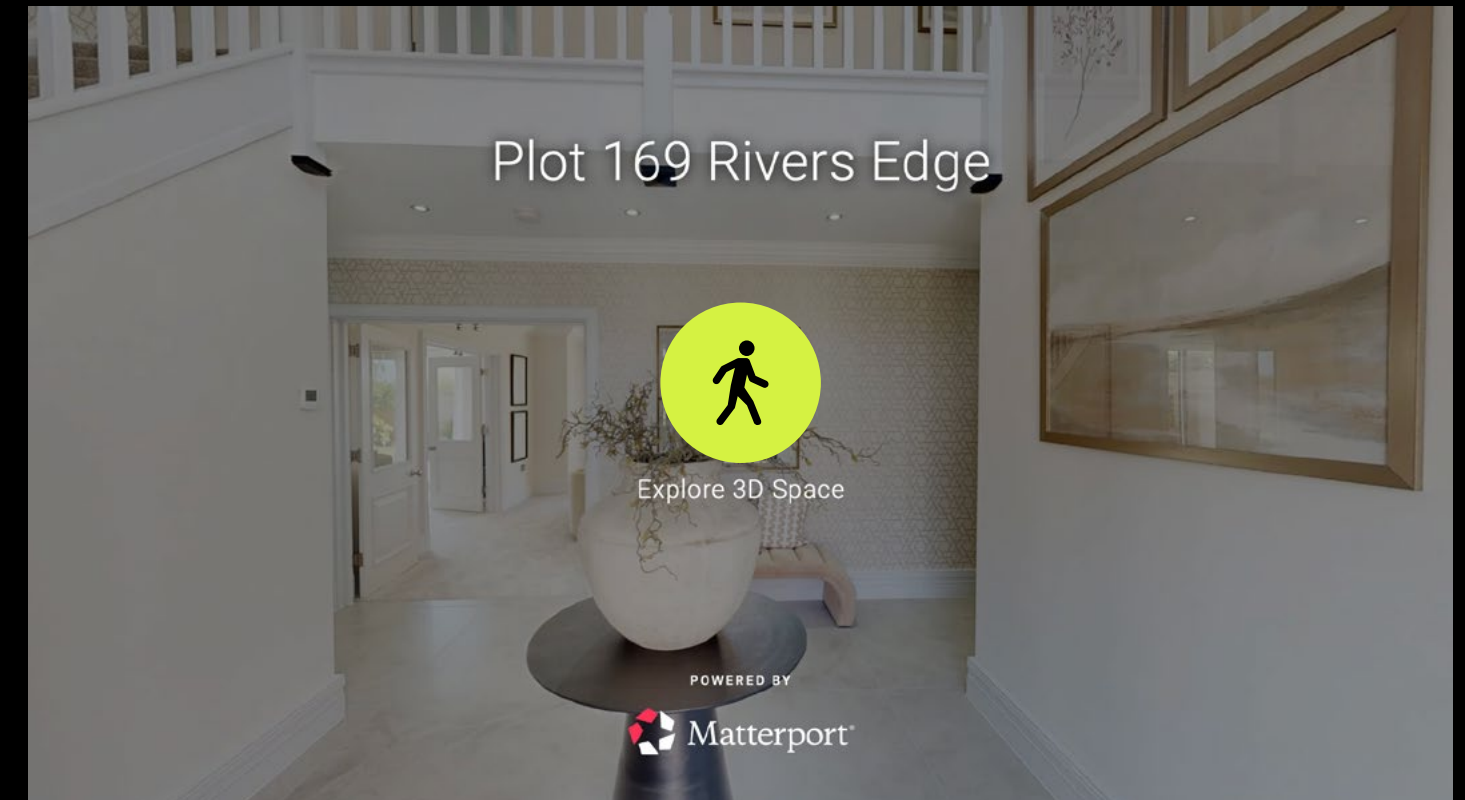
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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.

Matterport™

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	5.50m x 4.91m	18'1" x 16'1"
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"
Bedroom 5	4.04m x 3.06m	13'3" x 10'0"

Total Floor Area: 286m²

3,074ft²

Summary

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

It’s just the shortest of walks from the town centre of Wimborne yet the development has direct access to the picturesque pathway and walk along the banks of the River Stour. The development has been carefully designed to offer authentic and visually appealing properties and this plot is no exception.

This forms part of the final release of this unique and highly regarded development and this exclusive collection of houses feature an enhanced specification meaning that the hugely inspiring location and beautiful architecture will be perfectly complemented by highly specified interiors.

The kitchens and bathrooms are supplied by renowned Dream Design. The shaker style kitchens include quartz worktops and integrated appliances by Miele and the bathrooms feature Corian basins, taps by Hansgrohe and sanitaryware by Villeroy & Boch amongst others.

A show home is available to view by appointment – simply call us on 01202 007373.

Details

Guide Price:	£1,695,000		
Tenure:	Freehold		
Stamp Duty:	Main Home	£117,150**	
	Additional Home	£201,900**	
	** based on guide price		
Local Authority:	Dorset (East)		
Council Tax:	Band TBC		
	2025/2026	£x,xxx.xx pa***	
	*** 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 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



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