

Luxury+Prestige

PLOT 115 RIVERS EDGE

JULIANS ROAD, WIMBORNE, BH21 1EF



Previous show home
Specification may vary





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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.

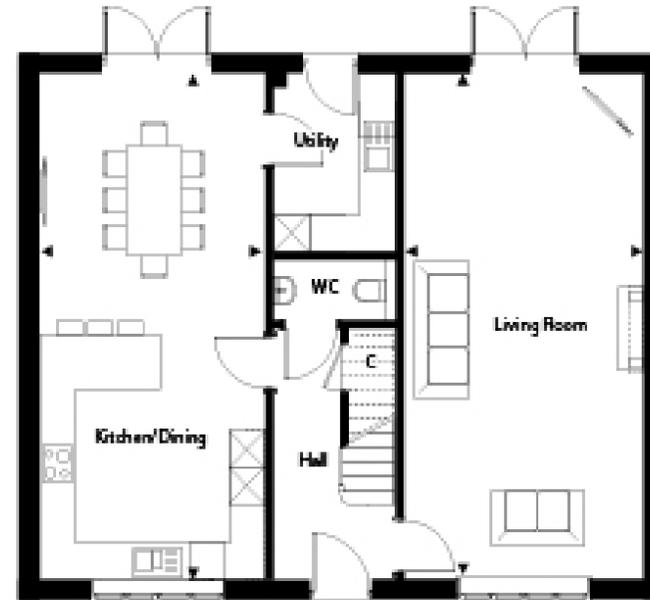
Floorplan

Plot 115 Rivers Edge
Wimborne, BH21 1EF

GROSS INTERNAL AREA

House: 2,390 sq. ft / 222 m²

Sizes and dimensions are approximate, actual may vary.



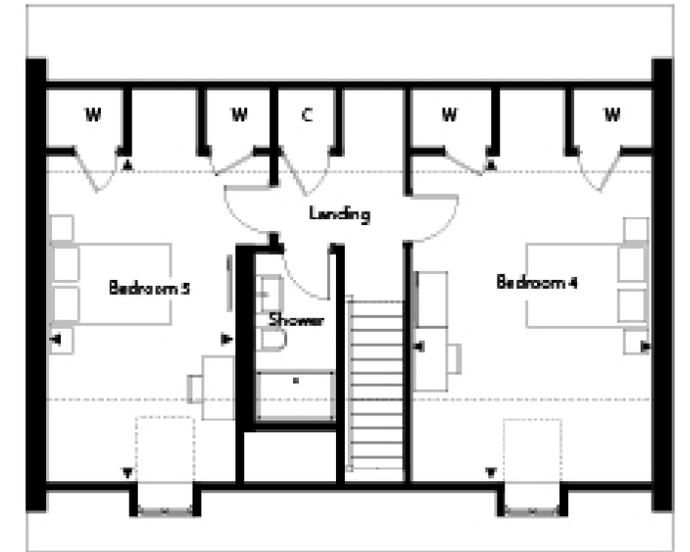
Ground Floor

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.

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.xxpa***

*** 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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