



Plot 169, Rivers Edge, Julians Road, Wimborne

A most luxurious detached double fronted family home offering river frontage and stunning open countryside views. Boasting five bedrooms, a balcony, a snug and galleried hall

Guide Price

£2,150,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plot 169, Rivers Edge Julians Road, Wimborne BH21 1EF

- A stunning double fronted home of the very highest quality
- A glorious vaulted galleried entrance and landing giving immense space
- Five bedrooms, master suite with dressing room and balcony
- Over 3000 sq ft, Stunning river and countryside views
- A double garage and ample parking plus a family snug
 - A bespoke kitchen and separate utility
- Walking distance of Wimborne's historic market town
 - Early reservation offers and incentives

Viewing strictly by appointment through
Symonds & Sampson Wimborne Sales Office
on 01202 843190





Rivers Edge is an exclusive development of the highest quality, craftsmanship and use of materials by one of the most converted, award winning and well renowned developers.

This bespoke development is situated, as the name reflects, on the edge of the river Stour.

At Rivers Edge you will discover a collection of new luxury homes, meticulously crafted and finished to an impeccable standard. The quality inside is matched only by the stunning location, one that inspires discovery, exploration and reflection each and every day.

The development's idyllic backdrop provides a number of opportunities for exploration and discovery.

The Cranborne Chase Area of Outstanding Natural Beauty is also on your doorstep, with over 380 square miles of rich landscapes, vast river valleys and imposing hillsides.

The area is also an oasis of historic villages and charming

towns, with an array of grand landmarks found in between.

One of note is Kingston Lacy, a magnificent Venetian manor that is home to an incredible collection of Egyptian artefacts, a marvellous art collection and a beautiful Japanese garden. It's also surrounded by 8,500 acres of designed and maintained landscape for you to immerse yourself in.

Why Wyatt Homes

Wyatt Homes is a long-established regional building company which has been producing quality homes across Dorset, Somerset and Hampshire for more than 30 years.

Investing their time and expertise, using quality materials, good design, and paying particular attention to detail, enables them to deliver unique homes no matter how large or small.

They have a comprehensive range of in-house teams who all work together to produce our award-winning new homes and ensure our customers enjoy every step of the way to

buying their dream Wyatt Home.

They are proud to have won a number of prestigious awards for their developments, including 'Premier Guarantee Excellence Awards', 'What House?', 'The Telegraph UK Property Awards' and 'LABC Building Excellence Awards'

Externally

All homes offer landscaped grounds and gardens. There will be an on-site café as well as a large playpark, ideal for children/grandchildren. Furthermore all homes have easy, if not direct access to the River Stour and endless walks full of wildlife and with a splendid backdrop.

Services and Agents note

All mains services

EPC - TBC

Council tax band - TBC

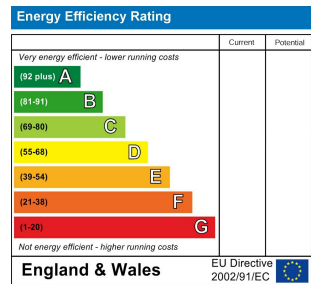
Agents note - All photography used is for visual guidance only. They are not plot specific and are all computer generated. They are for guidance only.

Plot 169



Directions

Rivers Edge can be located off of Julian's Bridge. As you enter Wimborne from the Lake Gates roundabout, the B3078 is surrounded by open recreational fields and farmland. From here you travel over Julian's Bridge onto Julian's Road and the development is on the left hand side.



WIMB/NW/NOV23

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

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Symonds & Sampson

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