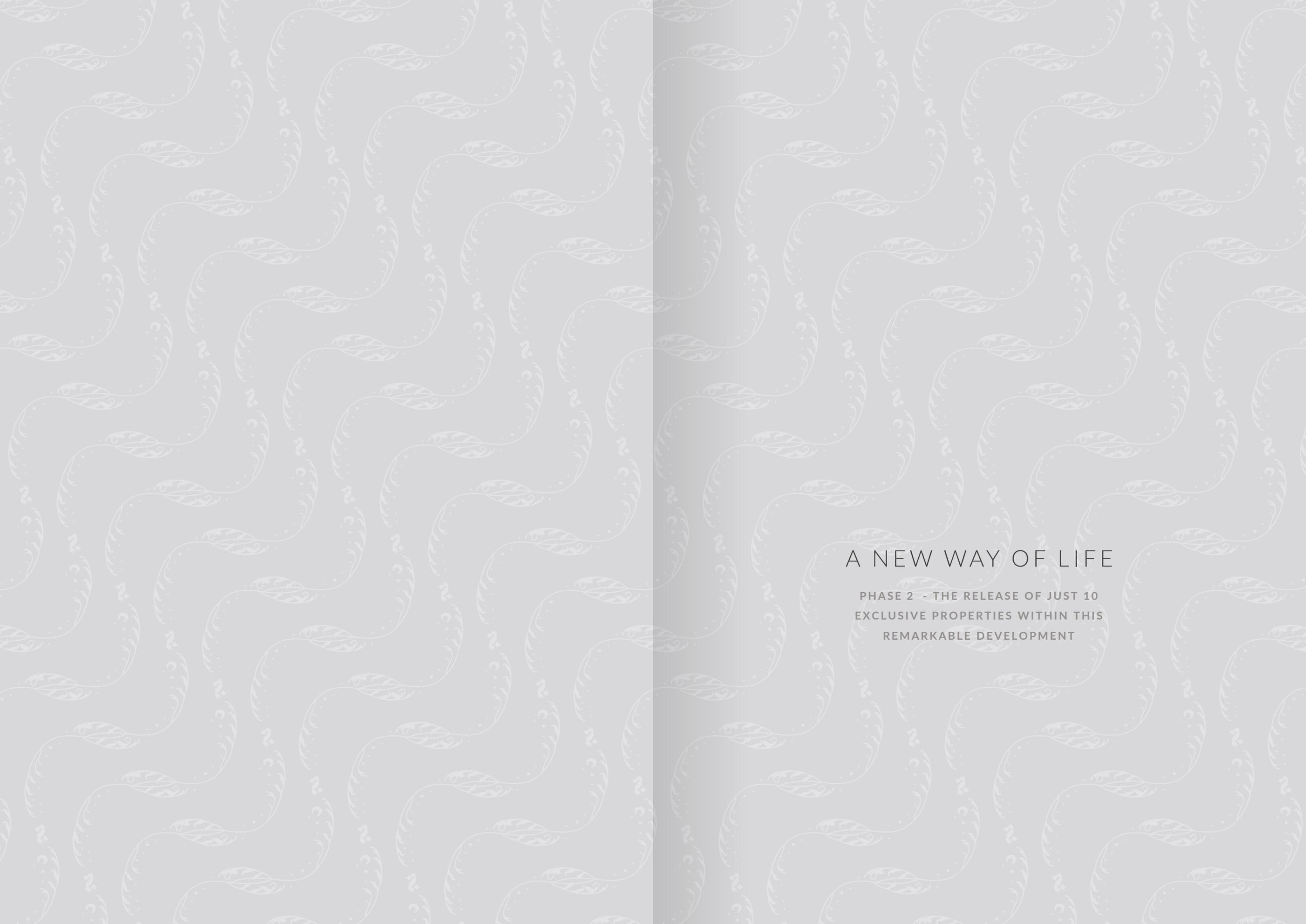




STAPEHILL ABBEY

Wimborne, Dorset, BH21 2EB

STAPEHILLABBEY.CO.UK



A NEW WAY OF LIFE

PHASE 2 - THE RELEASE OF JUST 10
EXCLUSIVE PROPERTIES WITHIN THIS
REMARKABLE DEVELOPMENT



*Exclusive, private, new and
beautifully converted homes*

*A unique estate of fifty-two two to five bedroom
properties set within acres of stunning gardens
and surrounding grounds.*



HISTORY & HERITAGE

The Abbey House was built in the early 19th century with the Monastic buildings dating back to the 1840s. The twin Chapels were then designed by Charles Hansom in 1847 with building completed in 1851.

It was founded by a small group of nuns led by Madame Augustine de Chabannes, and became home to The Cross Abbey order of Cistercian Trappist nuns from 1802 to 1990.

Acquired by Stapehill Enterprises in 1990, the Abbey was then converted into a popular rural life museum, craft centre and farmyard embodying life in rural England and Victorian times, until 2008.



Madame de Chabannes as prioress, along with 9 nuns, arrive at Stapehill.



The Abbey faces a period of reconstruction following a fire that destroys the stables, bake house and barns.



Following a visit from Father Andrew, a plan for the new Abbey is first tabled. Fund raising commences and finally in 1830 a new building, containing a dormitory for the lay sisters is completed.



In 1847 Charles Hansom is contracted to design the new Chapel. Completed in 1851 - the old Chapel is repaired and used as a refectory and kitchen.



West end belfry tower. The great bell, weighing 1150 lb was blessed.



A building comprising of parlours, guest rooms and a chaplains quarters, to form the new front of the Priory, and thus complete the quadrangle build.



A new bake house and wash house, calefactory and potato house built, along with other minor improvements.



Stapehill Abbey was acquired by Stapehill Abbey Enterprises and became a tourist attraction, craft centre and rural life museum.



Planning permission for the conversion was granted in 2014, receiving the backing of English Heritage.



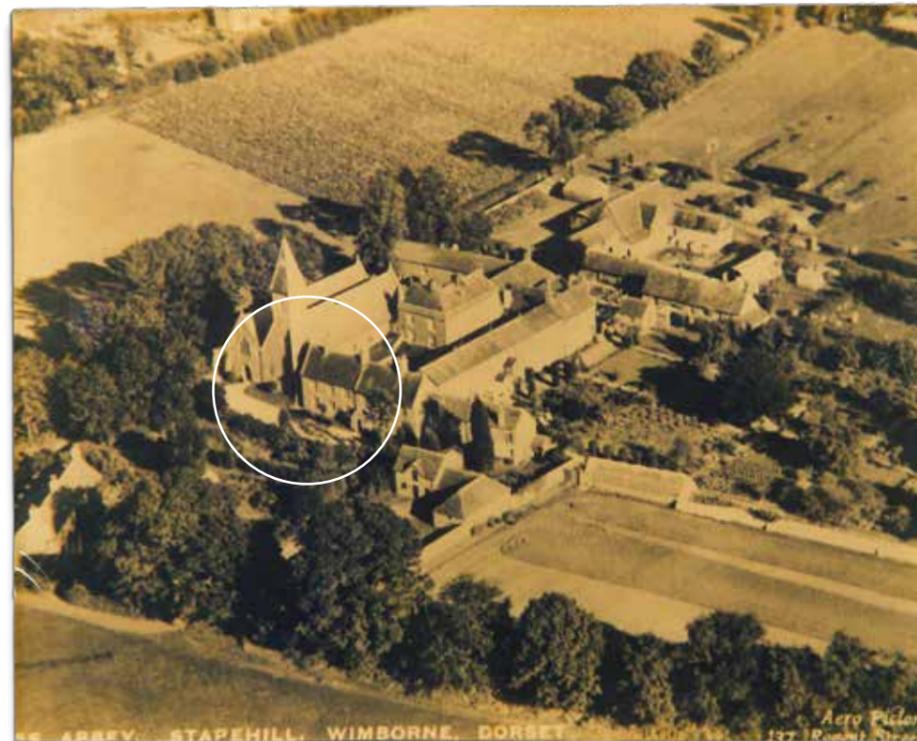
Stapehill Abbey is purchased by Ankers and Rawlings.



RESTORATION
THE NEXT CHAPTER,
SETTING THE SCENE

The Private Estate at Stapehill Abbey is a unique landmark restoration project.

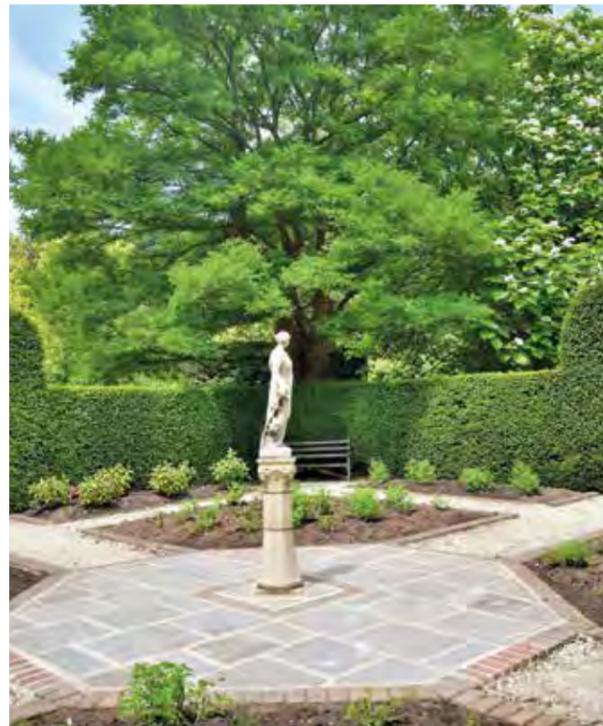
The conversion of the listed buildings have involved many hours of painstaking work to retain the original artefacts' and period features of this historical site, to further enhance the beauty and interest of what is a true part of local history.





Set in extensive grounds incorporating beautifully maintained landscaped ornamental gardens, feature fountain and lake, the communal grounds are a haven for residents to enjoy an idyllic lifestyle setting.

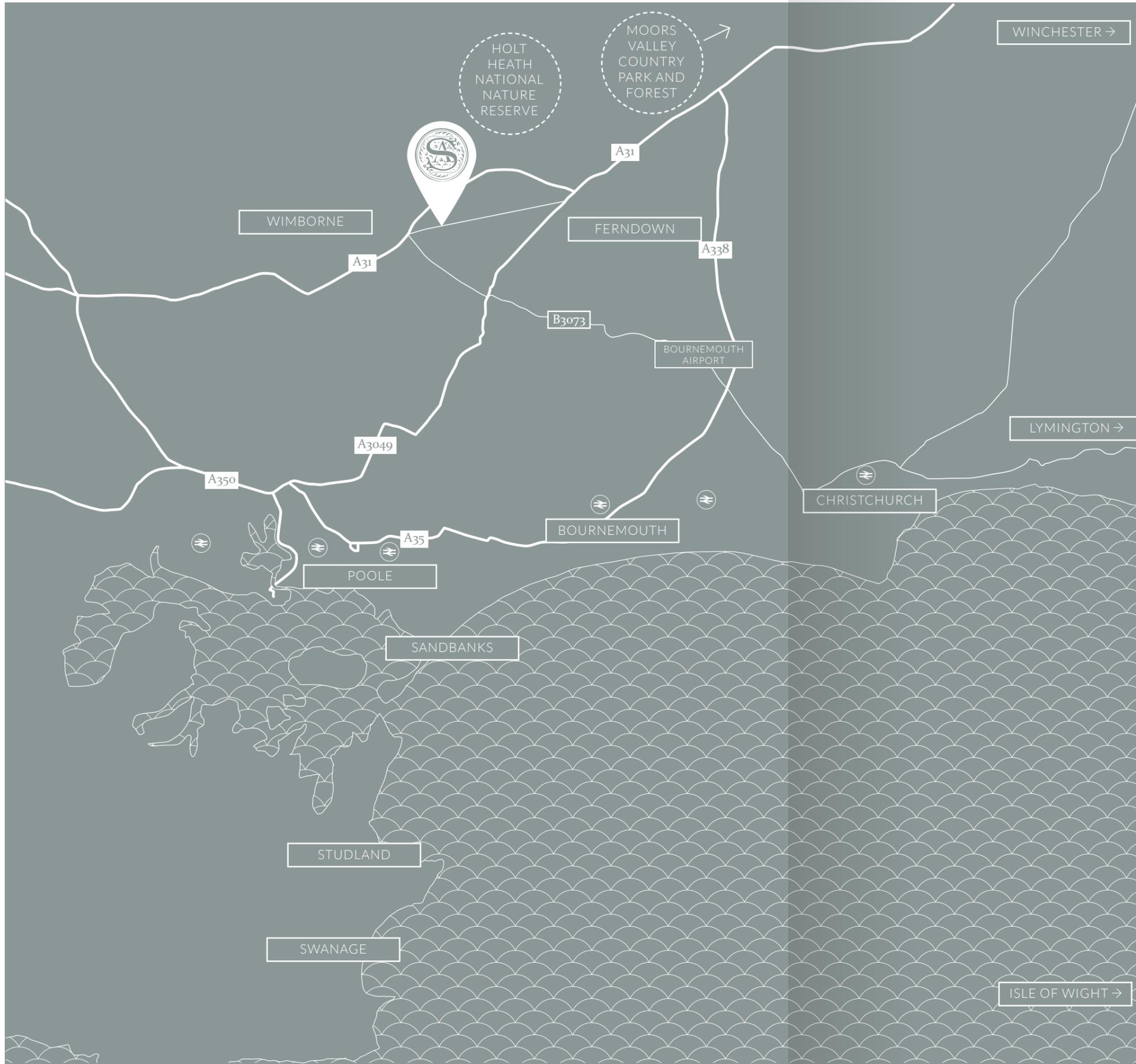
The external brickwork has predominantly been completed using the original reclaimed bricks which have been laid in a traditional lime mortar method. In addition, many of the original roof tiles were stripped, cleaned and restored across the development.



Within the development original quarry flag stones and terracotta tiles are incorporated to form the external areas and patios, truly emphasising the character of the entire development.

An original Pugin Stone Cross, some of the historical plaques, and many of the church pews have been retained and will be thoughtfully situated in the communal areas and grounds.





LOCATION

One of the great attractions of living in this area is the number of places to explore nearby and the ease of connecting to the rest of the country.

For those commuting to London, Waterloo station is under 2 hours away and the city of Winchester is around 45 minutes. With great transport links and nearby Bournemouth and Southampton airports you are never far from your next adventure.



Existing development address:
 276 Wimborne Road West
 Stapehill
 Wimborne
 Dorset
 BH21 2EB

1 miles	—————	Ferndown
2.5 miles	—————	Wimborne
5 miles	—————	New Forest
6 miles	—————	Airport
7 miles	—————	Train station
10 miles	—————	Beach
30 miles	—————	Southampton
35 miles	—————	Winchester



STAPEHILL ABBEY: AERIAL SHOT

LOCATION

Stapehill Abbey is perfectly located between the stunning market town of Wimborne and the bustling centre of Ferndown.

Award winning beaches, the world's second largest natural harbour, vast expanse of national parks, pretty villages and the Jurassic coastline to explore all on your doorstep make living in this stunning location a real delight.



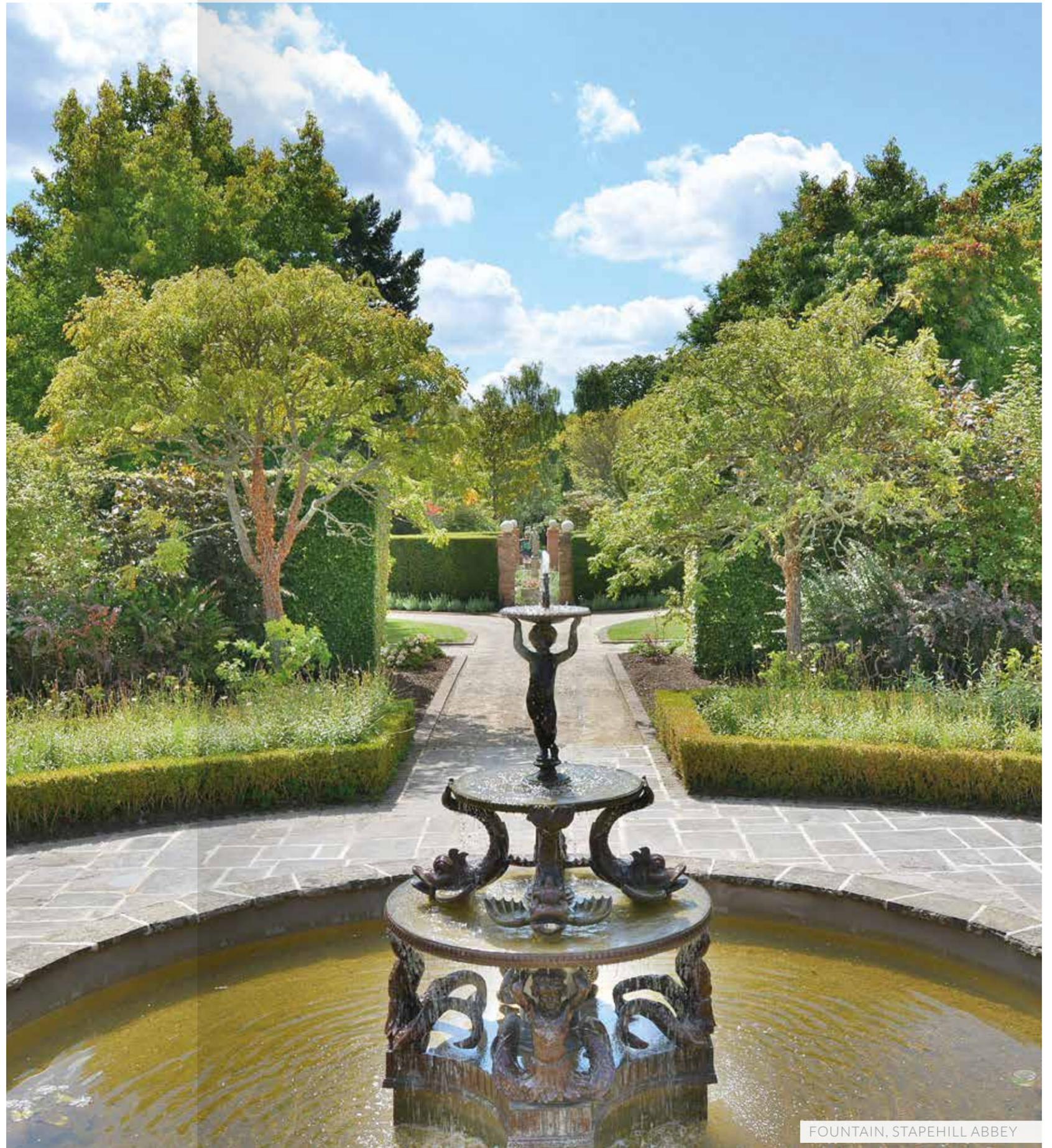
LIFESTYLE

With a real focus on outdoor lifestyle, people lucky enough to live at Stapehill Abbey will have fantastic options with acres of landscaped grounds to meander through and take the time to enjoy.

With hundreds of options for long relaxing walks nearby, a multitude of local pubs and fantastic restaurants to choose from, your days can be spent enjoying the things in life you truly love.



RIVER STOUR, WIMBORNE



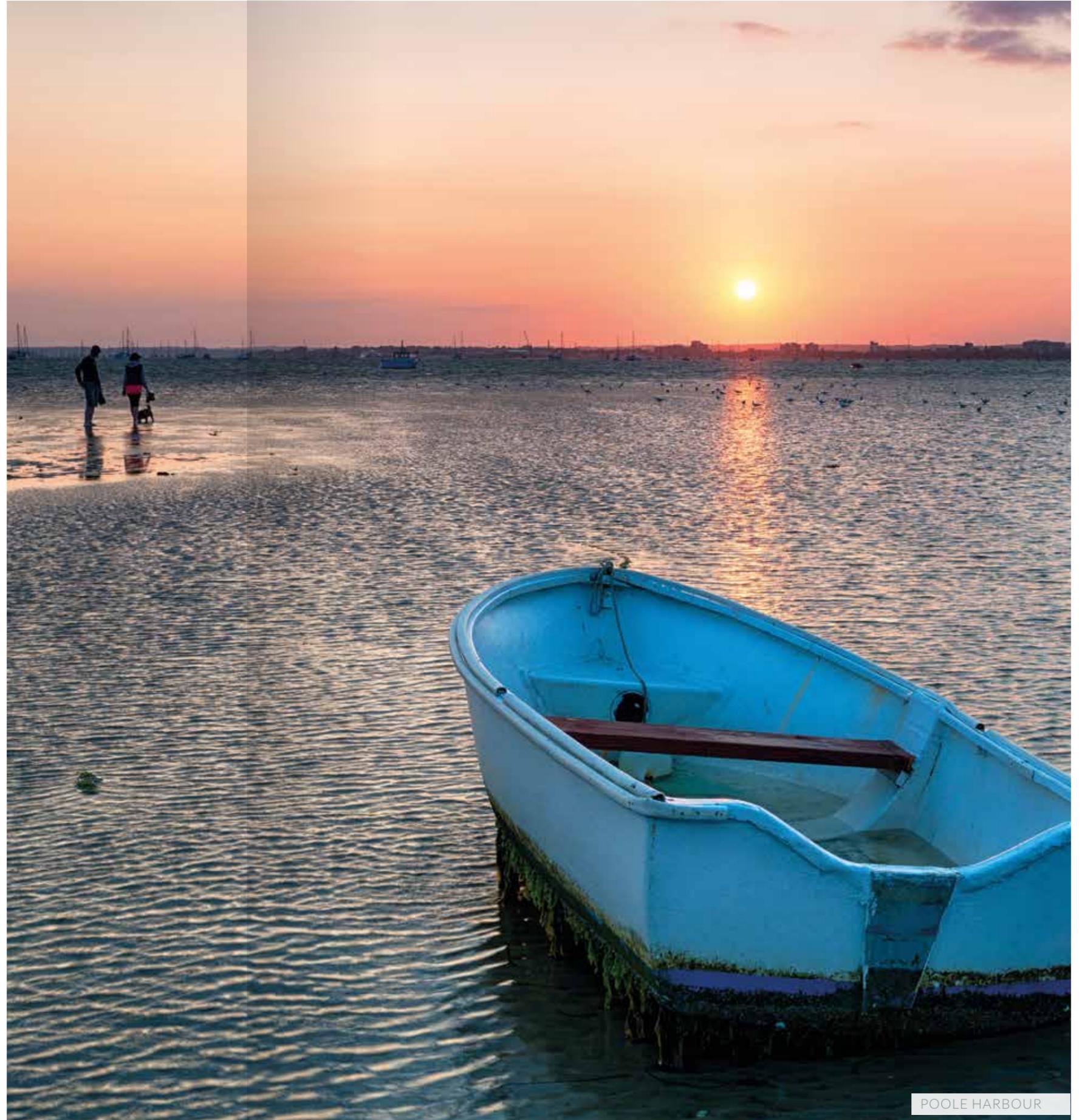
FOUNTAIN, STAPEHILL ABBEY



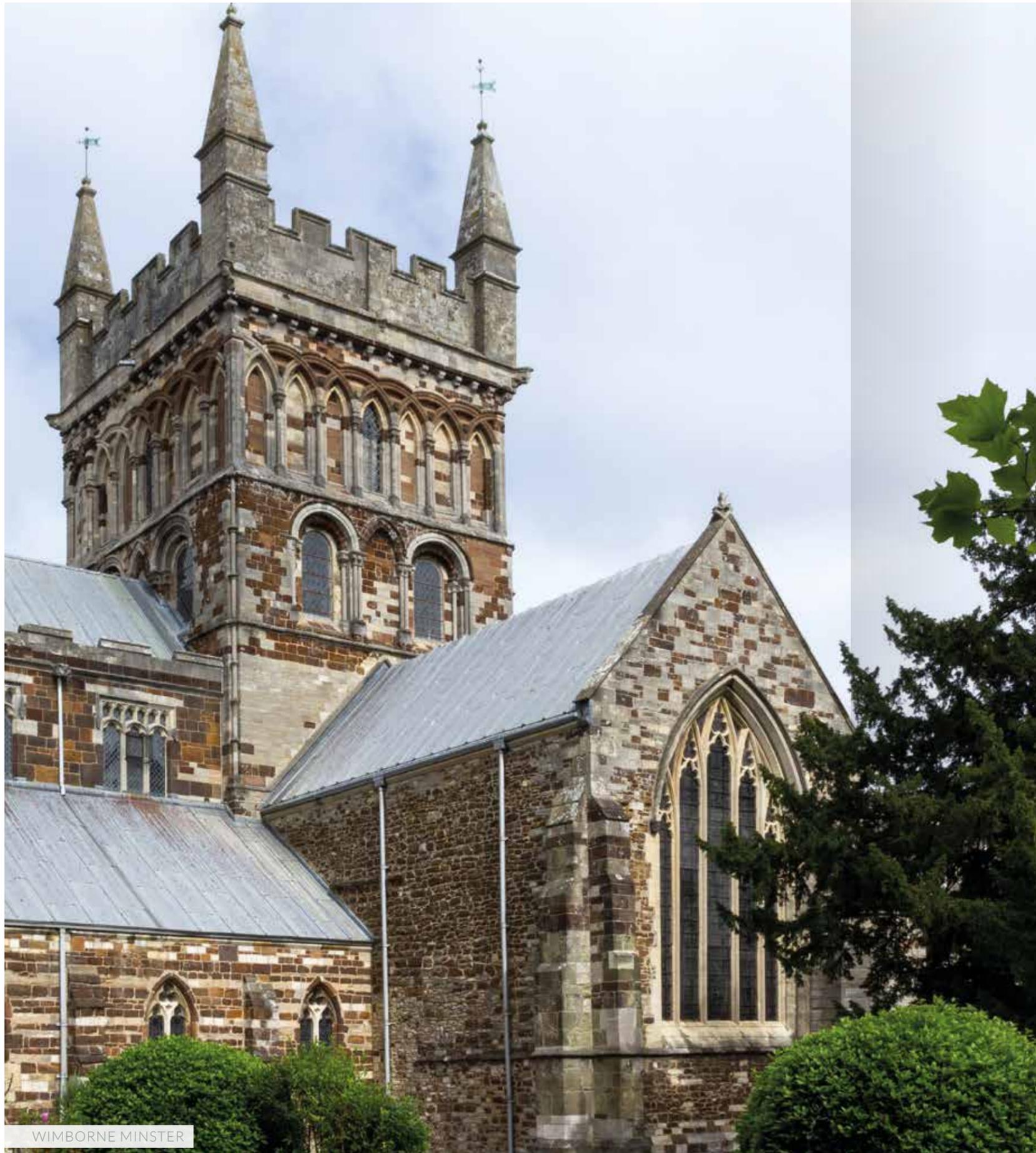
SANDBANKS, POOLE

Being close to the beach means that if you love the water you will be able to find a hobby to enjoy.

From windsurfing to sailing, kite-surfing to paddle boarding, there's plenty to keep you active. Or, if you prefer dry land you can enjoy long walks with lots to see along the way.



POOLE HARBOUR



WIMBORNE MINSTER



Stapehill Abbey is ideally located for shopping, culture, food and drink.

Whether you want a fine dining experience or simply a hot drink and a slice of cake, Wimborne, Ferndown, Poole and Bournemouth all boast a plethora of restaurants, coffee houses and amazing local pubs.

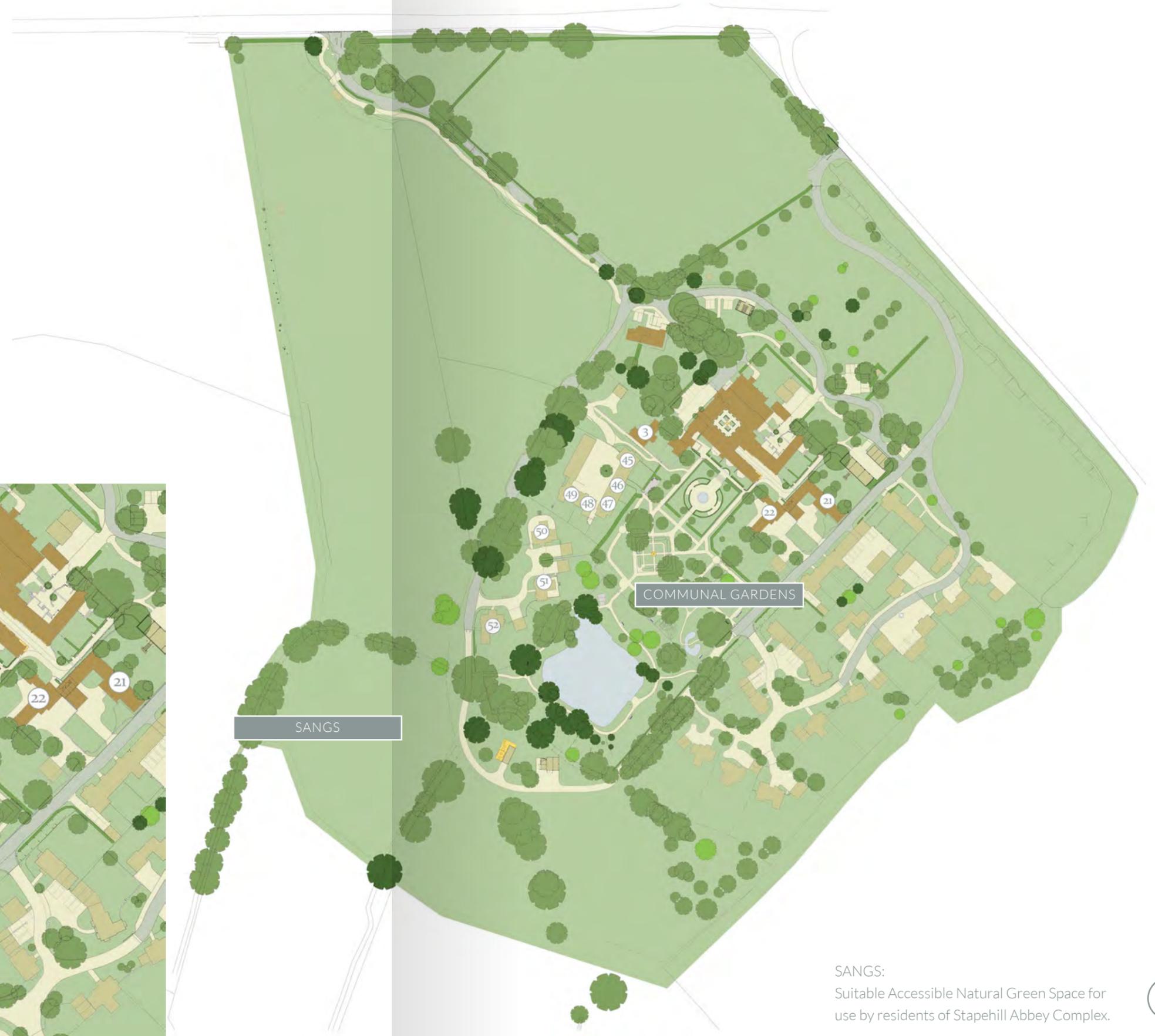
The historic market town of Wimborne boasts a wide range of unique independent shops. Wimborne market is also the largest covered market in the south of England. Visited by 20,000 shoppers every weekend, it has a real buzz.

Local cultural treasures can be found at the Minster Church, art deco Tivoli theatre, Priests House Museum, Walford Mill Craft Centre and The Russell-Cotes Museum to name but a few.

SITE PLAN

Thoughtfully designed with a focus on providing a unique mix of properties within an exclusive setting, meticulous planning has gone into providing a real haven for purchasers to live in.

Meandering pathways, delightful forest walks, picnic areas and acres of land to live the good life, Stapehill Abbey has it all.



SANGS:
Suitable Accessible Natural Green Space for
use by residents of Stapehill Abbey Complex.

Sizes displayed in metres and feet, given as approximate guidance only. Specifications, plans and images are for guidance only.

PHASE 2 PROPERTIES

Thoughtfully designed with a focus on providing a unique mix of properties within an exclusive setting, meticulous planning has gone into providing a real haven for purchasers to live in.

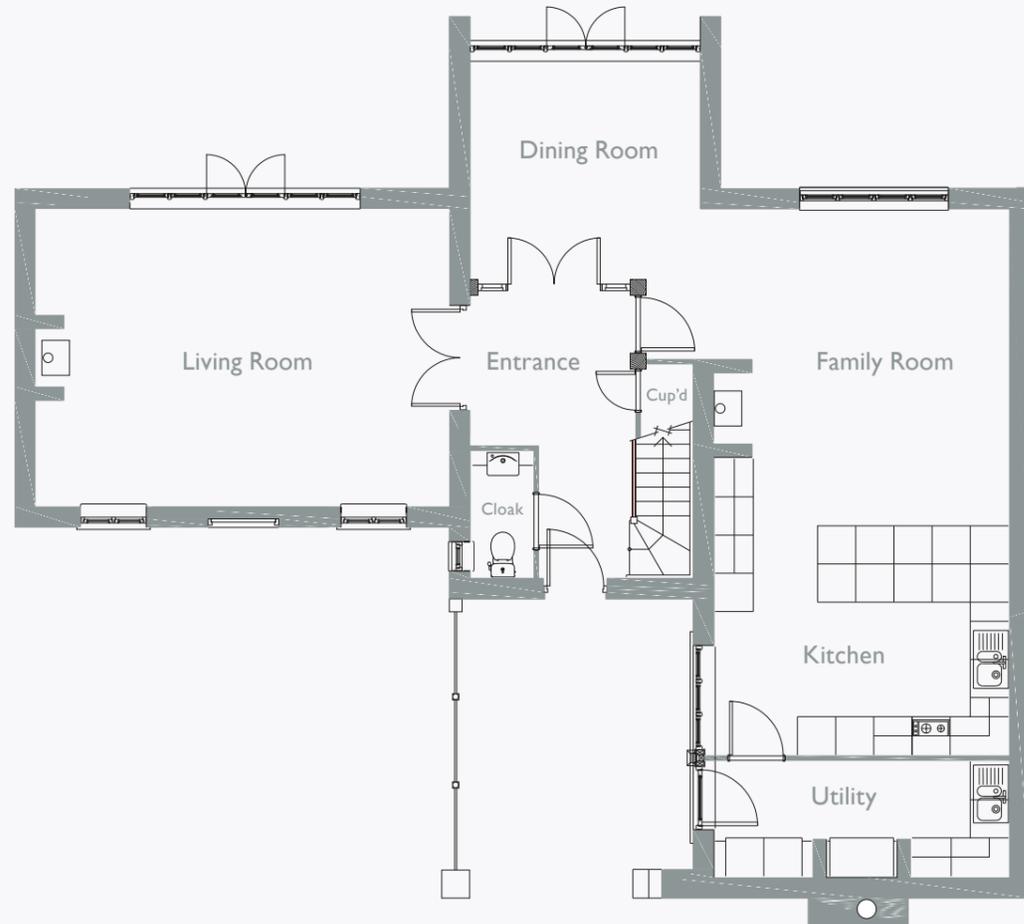


THE ABBEY



3

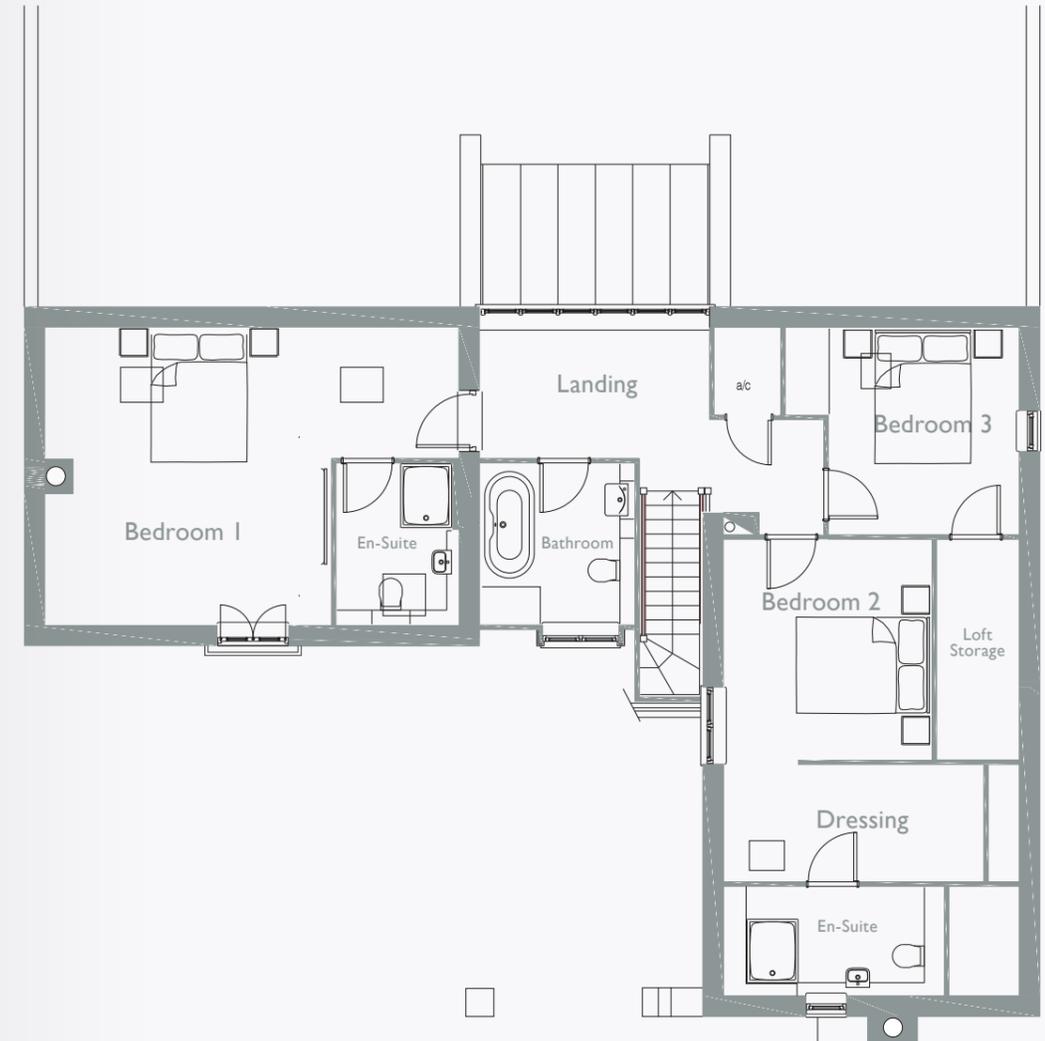
GROUND FLOOR



GROUND FLOOR

Living Room	6.51 x 4.68	21'4" x 15'4"
Dining Room	3.62 x 2.32	11'9" x 7'6"
Family Room	4.98 x 4.65	16'4" x 15'4"
Kitchen	4.63 x 3.16	15'4" x 10'4"
Utility	4.65 x 1.84	15'4" x 6'0"

FIRST FLOOR



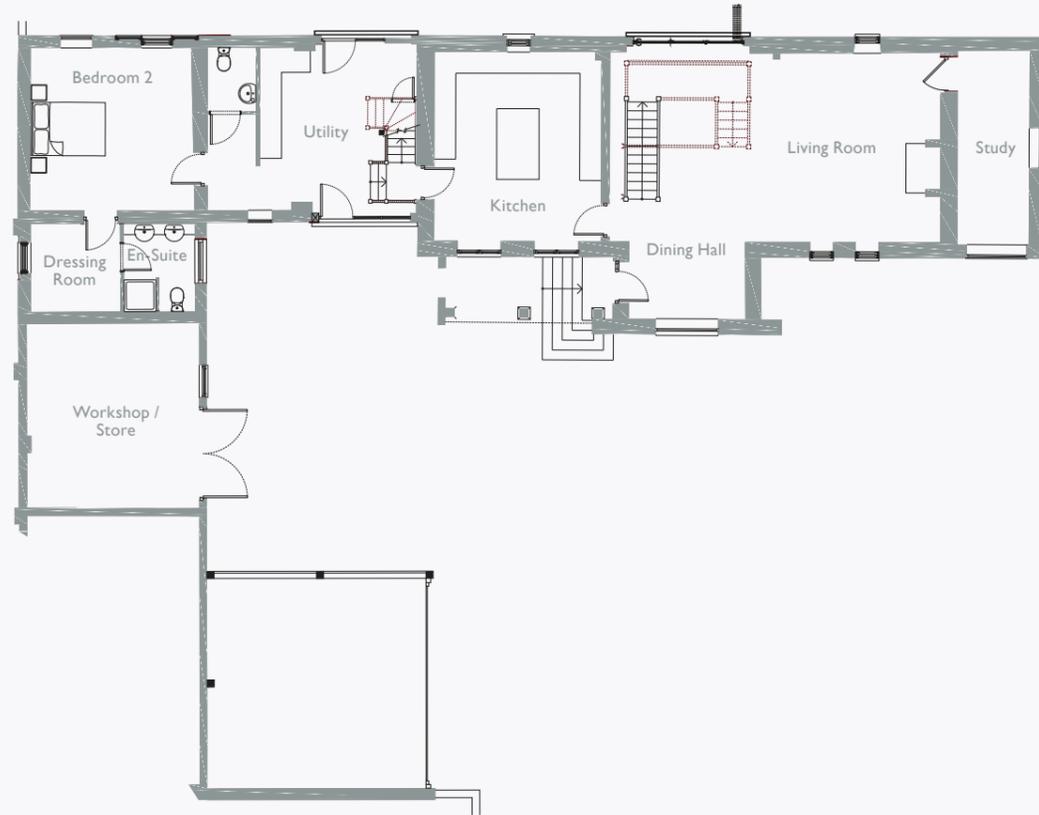
FIRST FLOOR

Bedroom I	6.51 x 4.68	21'4" x 15'4"
En-Suite	2.54 x 2.30	8'3" x 7'5"
Bedroom 2	3.46 x 3.28	11'4" x 10'8"
Dressing	4.09 x 1.85	13'4" x 6'0"
En-Suite	3.50 x 1.72	11'5" x 5'7"
Bedroom 3	3.26 x 3.00	10'7" x 9'9"
Bathroom	2.55 x 2.44	8'4" x 8'0"



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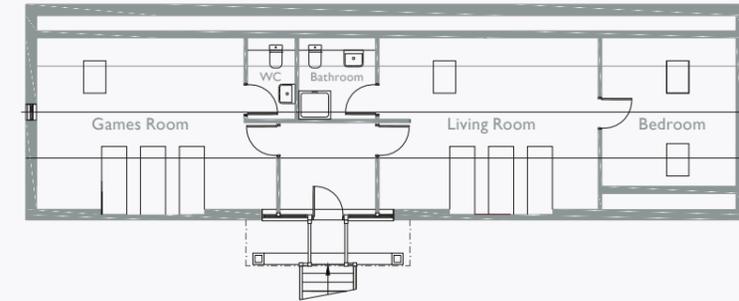
GROUND FLOOR



GROUND FLOOR

Living Room	5.52 x 5.33	18'1" x 17'5"
Study	5.48 x 2.01	18'0" x 6'6"
Kitchen	5.33 x 4.70	17'5" x 15'4"
Utility	3.34 x 1.66	10'9" x 5'4"
Bedroom 2	4.64 x 4.59	15'2" x 15'0"
Dressing Room	2.52 x 2.48	8'2" x 8'1"
En-Suite	2.47 x 2.00	8'1" x 6'5"

FIRST FLOOR + FIRST FLOOR BARN



FIRST FLOOR BARN

Bedroom	4.20 x 3.80	13'8" x 12'5"
Living Room	6.20 x 4.85	20'3" x 15'9"
Games Room	6.80 x 4.85	22'3" x 15'9"
Bathroom	2.30 x 2.17	7'5" x 7'1"

FIRST FLOOR

Master Bedroom	5.41 x 4.58	17'7" x 15'0"
Dressing Area	4.58 x 2.70	15'0" x 8'8"
En-Suite	2.88 x 2.12	9'4" x 6'9"
Bedroom 3	5.34 x 5.20	17'5" x 17'0"
En-Suite	2.31 x 1.36	7'5" x 4'4"
Bedroom 4	5.33 x 5.18	17'5" x 17'0"
En-Suite	2.31 x 1.34	7'5" x 4'4"



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GROUND FLOOR



GROUND FLOOR

Living Room	4.35 x 3.09	14'3" x 10'1"	Bedroom 2	3.25 x 2.95	10'7" x 9'7"
Dining Room	4.35 x 2.22	14'3" x 7'3"	Bedroom 3	3.53 x 2.76	11'6" x 9'0"
Study	4.35 x 1.86	14'3" x 6'1"	Bedroom 4	3.21 x 2.85	10'5" x 9'3"
Kitchen	4.63 x 3.16	15'2" x 10'4"	Bathroom	2.22 x 2.06	7'3" x 6'7"
Utility	2.98 x 1.86	9'8" x 6'1"			
Bedroom 1	4.05 x 3.43	13'3" x 11'2"			
En-Suite	2.40 x 1.62	7'9" x 5'3"			

Sizes displayed in metres and feet, given as approximate guidance only. Specifications, plans and images are for guidance only.

45

GROUND FLOOR



GROUND FLOOR

Living Room	6.46 x 3.96	21'2" x 12'0"
Kitchen	3.66 x 3.25	12'0" x 10'6"
Dining Room	3.66 x 3.21	12'0" x 10'5"
Utility	2.26 x 1.56	7'4" x 5'1"

FIRST FLOOR



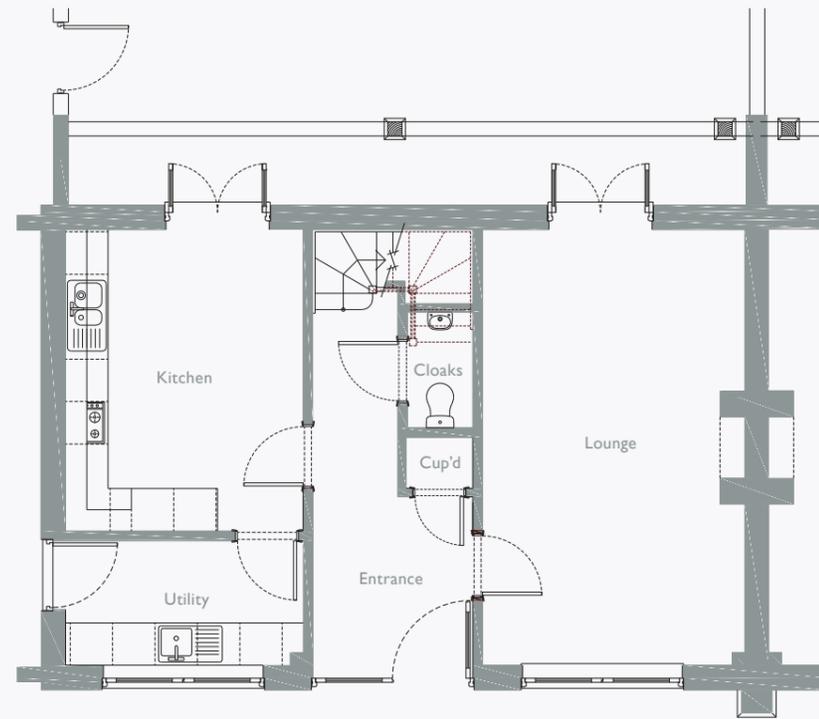
FIRST FLOOR

Bedroom 1	4.16 x 3.96	13'6" x 13'0"
Dressing Room	2.80 x 2.75	9'2" x 9'0"
En-Suite	2.25 x 1.56	7'4" x 5'1"
Bathroom	3.46 x 2.13	11'3" x 6'9"
Bedroom 2	3.66 x 3.60	12'0" x 11'8"
Bedroom 3	3.66 x 2.72	12'0" x 8'9"



46

GROUND FLOOR

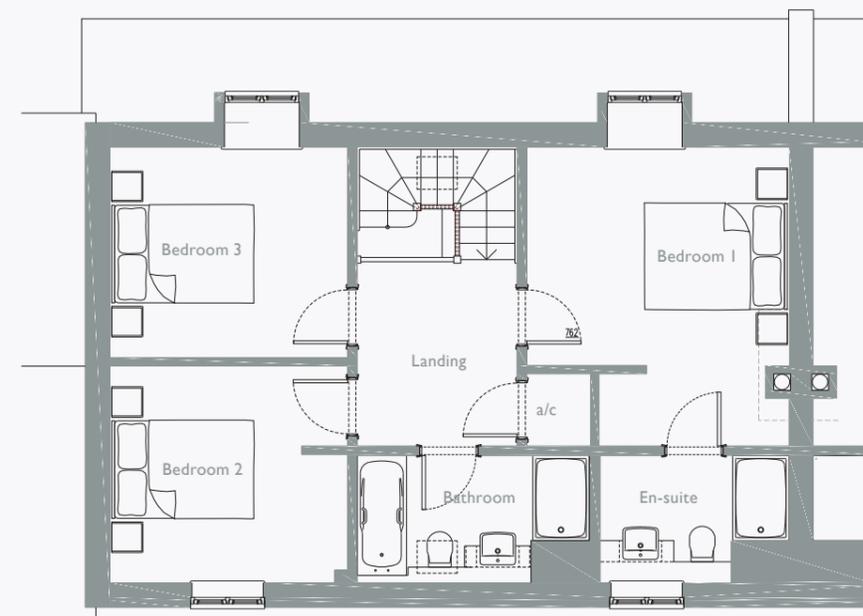


GROUND FLOOR

Lounge	6.16 x 3.71	20'2" x 12'1"
Kitchen	4.26 x 3.36	14'9" x 11'0"
Utility	3.36 x 1.76	11'0" x 5'7"

Sizes displayed in metres and feet, given as approximate guidance only. Specifications, plans and images are for guidance only.

FIRST FLOOR



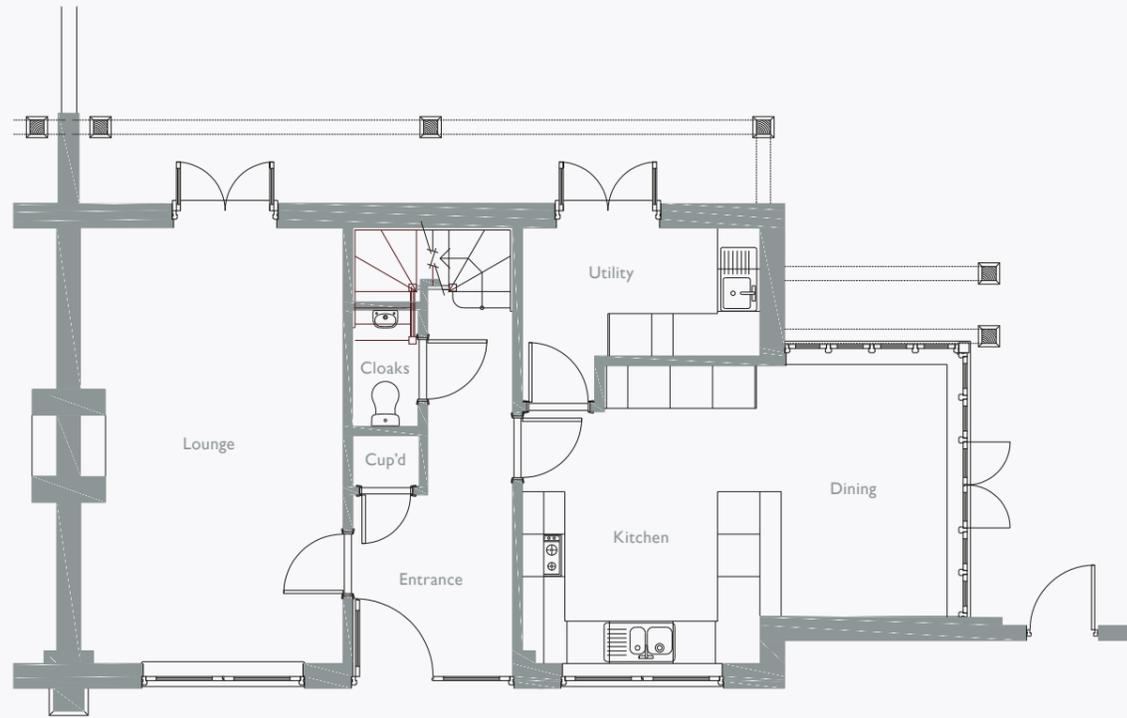
FIRST FLOOR

Bedroom 1	4.22 x 3.71	13'8" x 12'1"
En-Suite	2.67 x 1.79	8'7" x 5'9"
Bathroom	3.28 x 1.79	10'7" x 5'9"
Bedroom 2	3.36 x 3.06	11'0" x 10'0"
Bedroom 3	3.33 x 2.97	10'9" x 9'7"



47

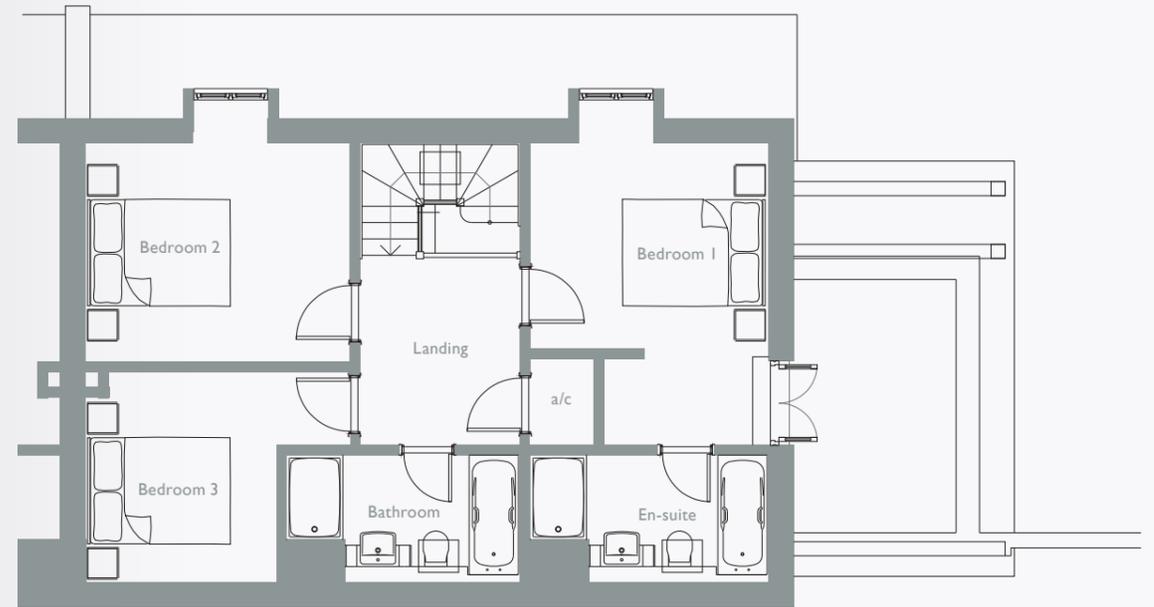
GROUND FLOOR



GROUND FLOOR

Lounge	6.16 x 3.71	20'2" x 12'1"
Kitchen	4.21 x 3.36	13'8" x 11'0"
Dining Area	3.55 x 2.65	11'6" x 8'7"
Utility	3.36 x 1.81	11'0" x 5'9"

FIRST FLOOR



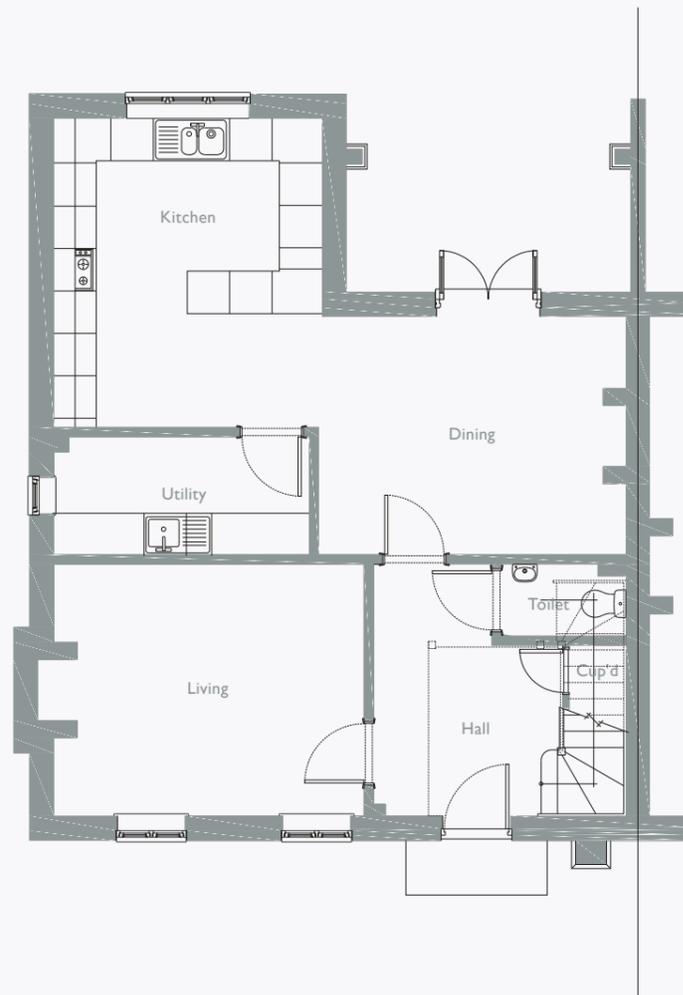
FIRST FLOOR

Bedroom 1	4.22 x 3.36	13'8" x 11'0"
En-Suite	3.36 x 1.82	11'7" x 5'9"
Bathroom	3.28 x 1.79	10'7" x 5'9"
Bedroom 2	3.71 x 3.05	12'2" x 10'0"
Bedroom 3	2.97 x 2.66	9'7" x 8'7"



48

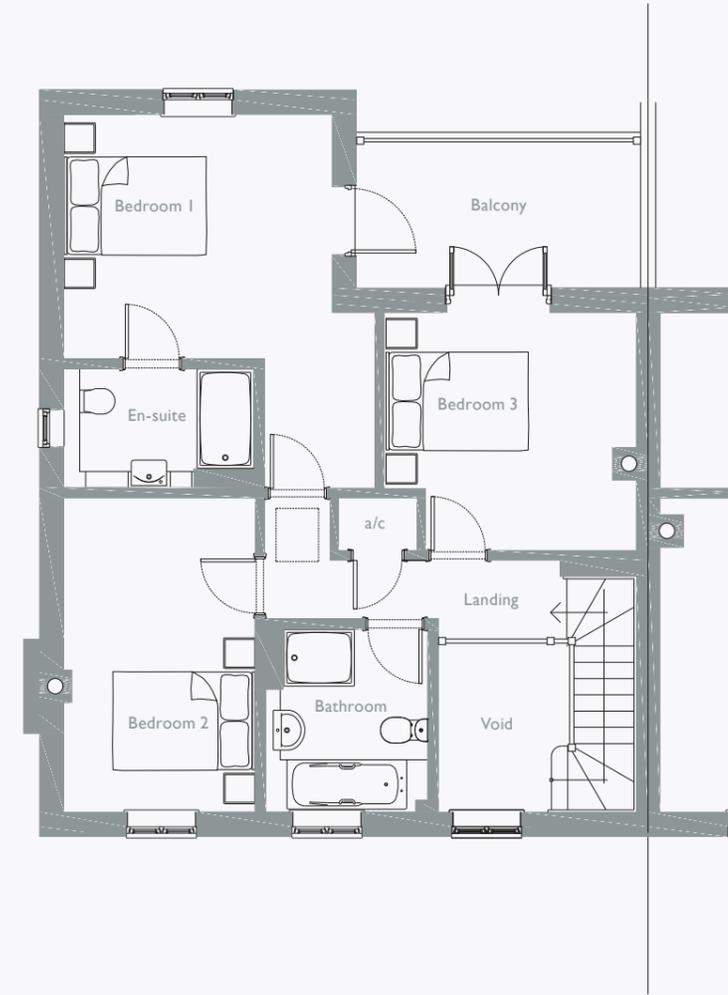
GROUND FLOOR



GROUND FLOOR

Living Room	4.38 x 3.56	14'3" x 11'6"
Kitchen	4.36 x 3.79	14'3" x 12'4"
Dining Room	4.34 x 3.36	14'2" x 11'0"
Utility	3.61 x 1.66	11'8" x 5'4"

FIRST FLOOR



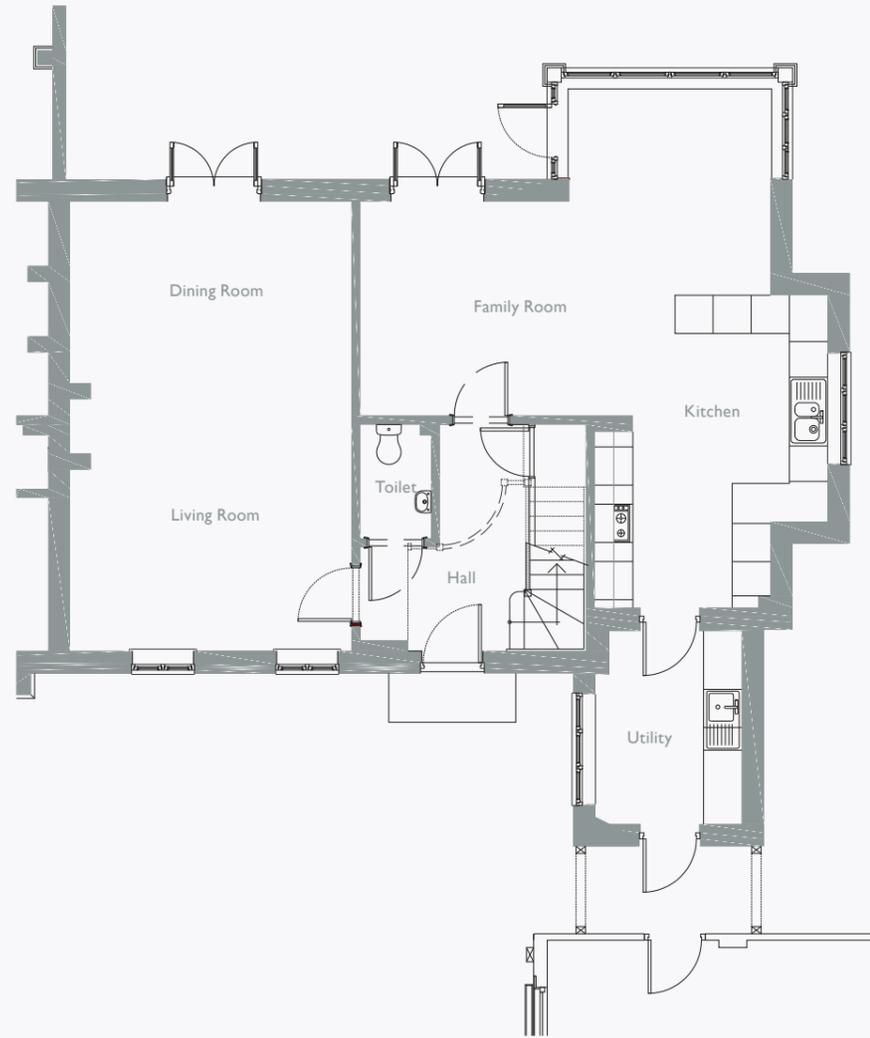
FIRST FLOOR

Bedroom 1	3.79 x 3.44	12'4" x 11'2"
En-Suite	2.68 x 1.66	8'8" x 5'4"
Bedroom 2	4.43 x 2.70	14'5" x 8'8"
Bedroom 3	3.56 x 3.36	11'7" x 11'0"
Bathroom	2.58 x 2.28	8'4" x 7'5"



49

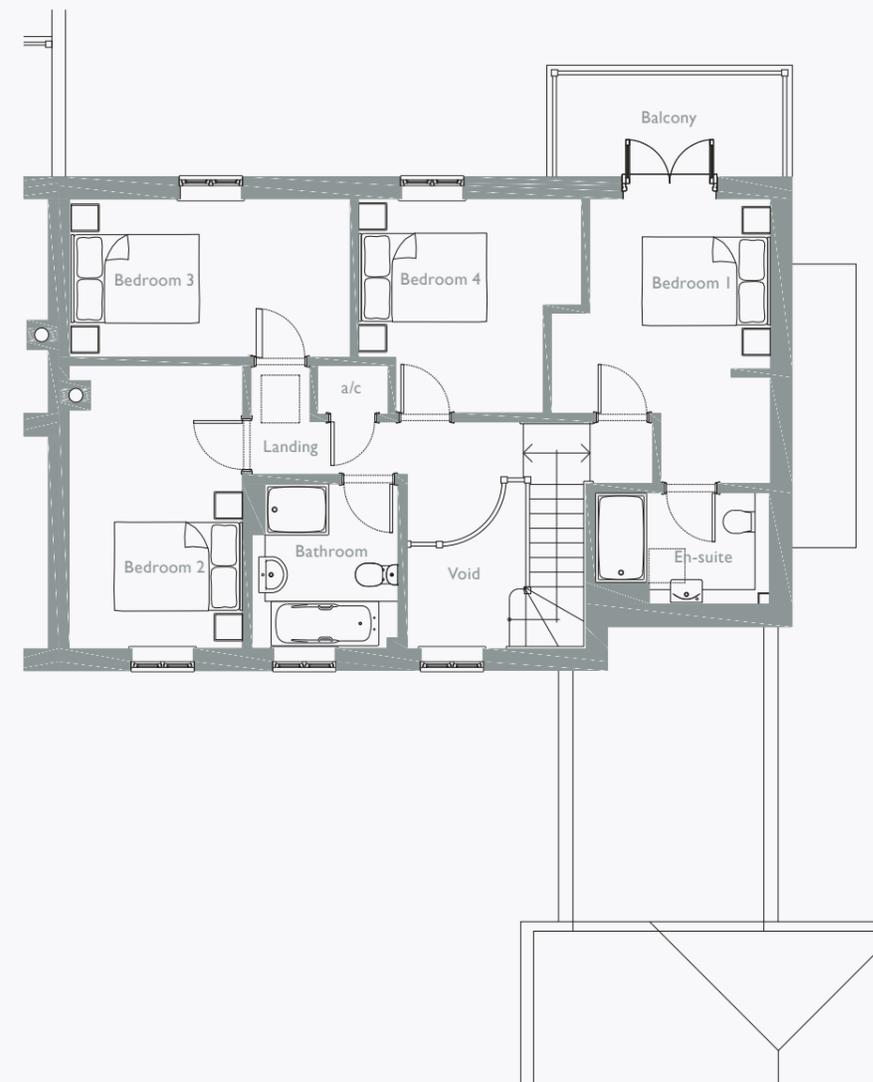
GROUND FLOOR



GROUND FLOOR

Living Room	4.42 x 4.21	14'5" x 13'8"
Kitchen	4.90 x 3.66	16'0" x 12'0"
Dining Room	4.42 x 2.85	14'5" x 9'3"
Utility Room	3.03 x 2.30	9'9" x 7'5"
Family Room	4.94 x 3.36	16'2" x 11'0"

FIRST FLOOR



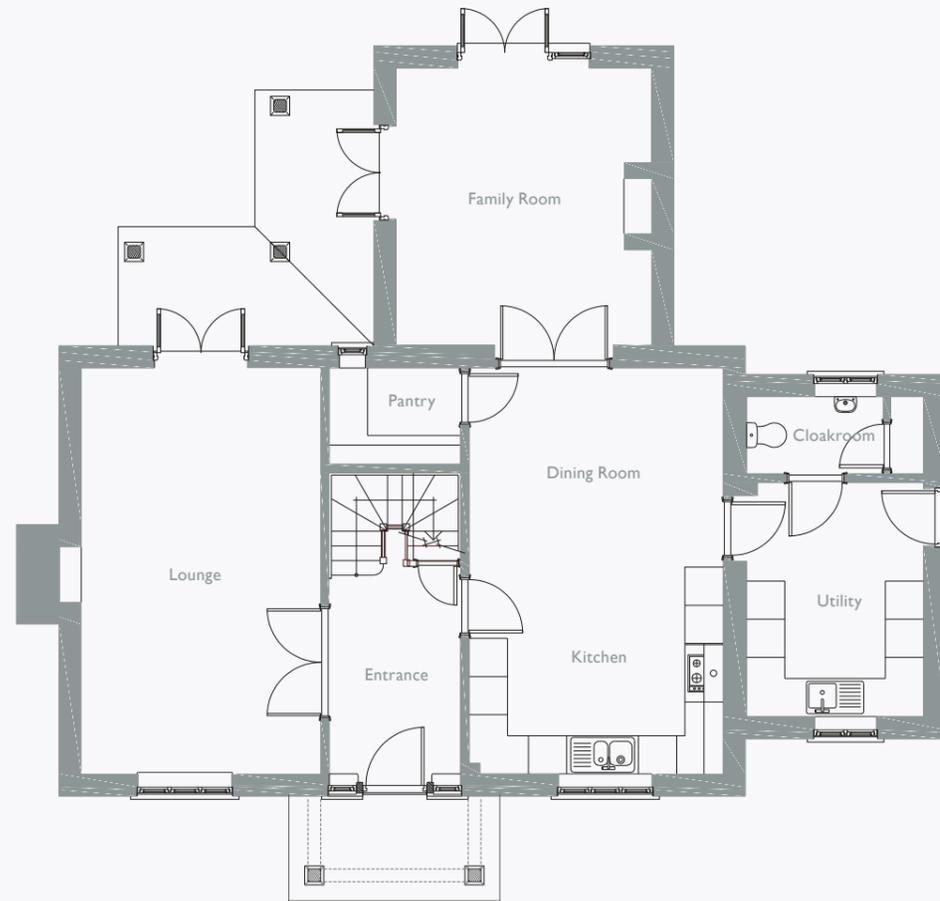
FIRST FLOOR

Bedroom 1	3.43 x 3.36	11'2" x 11'0"
En-Suite	2.73 x 1.73	8'9" x 5'6"
Bedroom 2	4.43 x 2.71	14'5" x 8'9"
Bedroom 3	4.40 x 2.48	14'4" x 8'1"
Bedroom 4	3.49 x 3.36	11'4" x 11'0"
Bathroom	2.58 x 2.28	8'4" x 7'5"



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GROUND FLOOR



GROUND FLOOR

Lounge	6.37 x 3.76	20'9" x 12'3"
Kitchen	3.99 x 3.25	13'0" x 10'6"
Dining Room	3.99 x 3.12	13'0" x 10'2"
Family Room	4.34 x 4.01	14'2" x 13'1"
Utility Room	3.67 x 2.78	12'0" x 9'1"

FIRST FLOOR

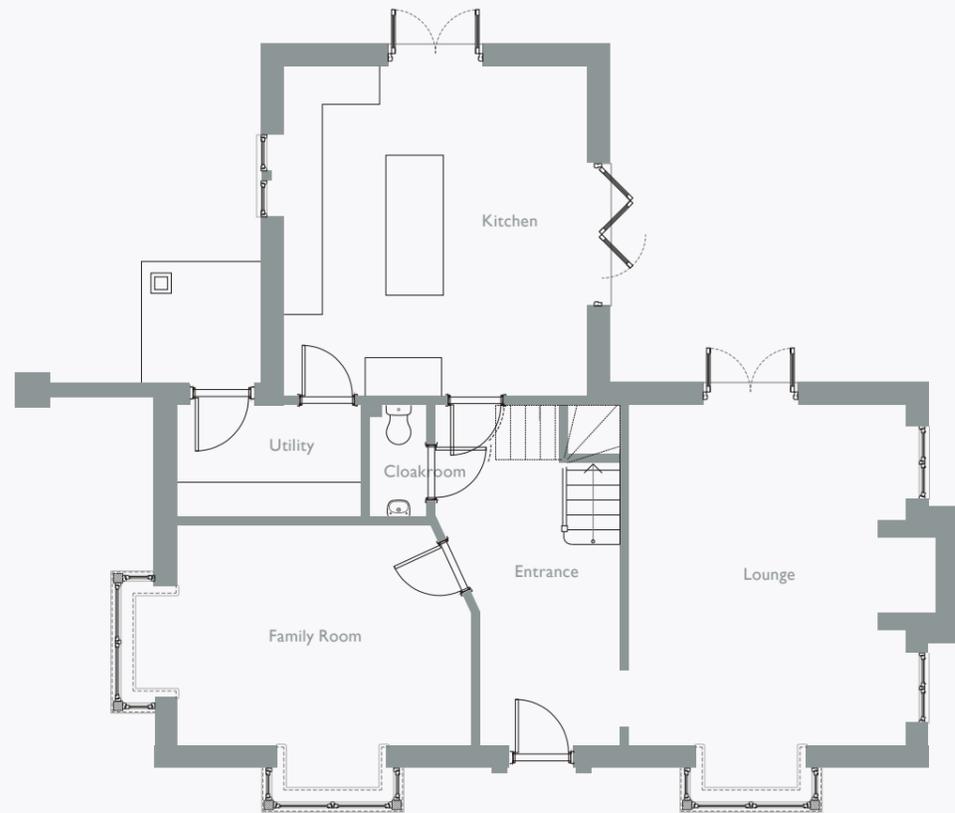


FIRST FLOOR

Bedroom 1	6.22 x 4.01	20'4" x 13'2"
En-Suite	3.03 x 2.33	9'9" x 7'6"
Bedroom 2	4.34 x 4.01	14'2" x 13'1"
En-Suite	2.87 x 2.19	9'4" x 7'2"
Bedroom 3	3.76 x 3.06	12'3" x 10'0"
Bedroom 4	3.14 x 2.33	10'3" x 7'6"
Bathroom	2.92 x 1.99	9'6" x 6'5"



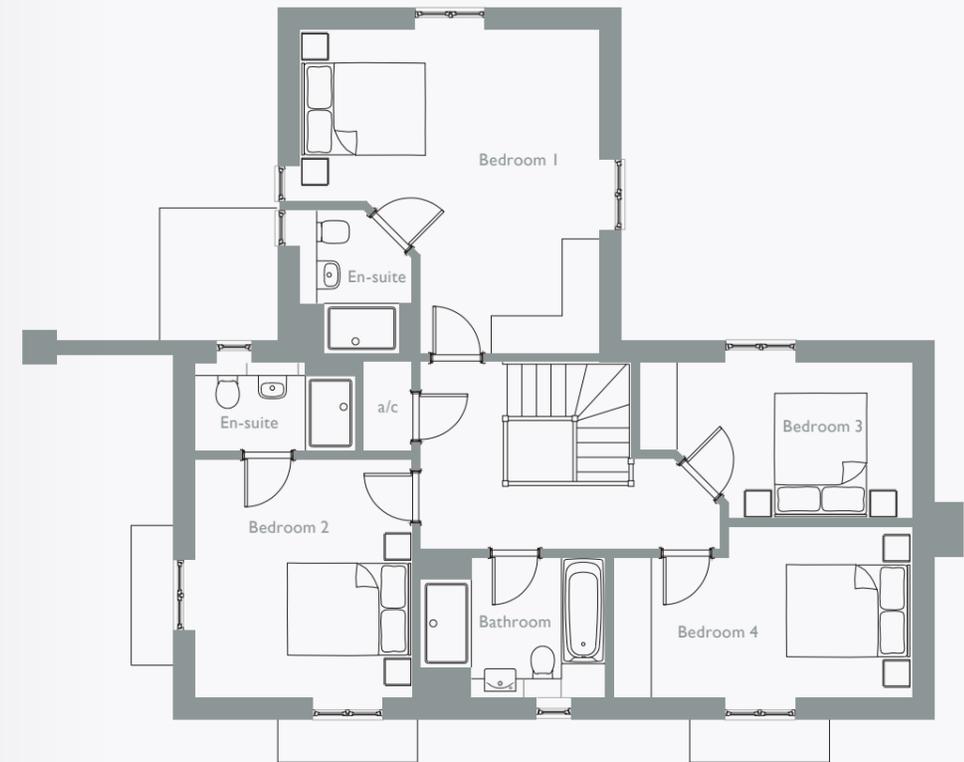
GROUND FLOOR



GROUND FLOOR

Lounge	5.35 x 4.56	17'5" x 14'9"
Kitchen	5.18 x 4.78	16'9" x 15'7"
Family Room	4.62 x 3.46	15'1" x 11'3"
Utility Room	2.89 x 1.75	9'5" x 5'7"

FIRST FLOOR

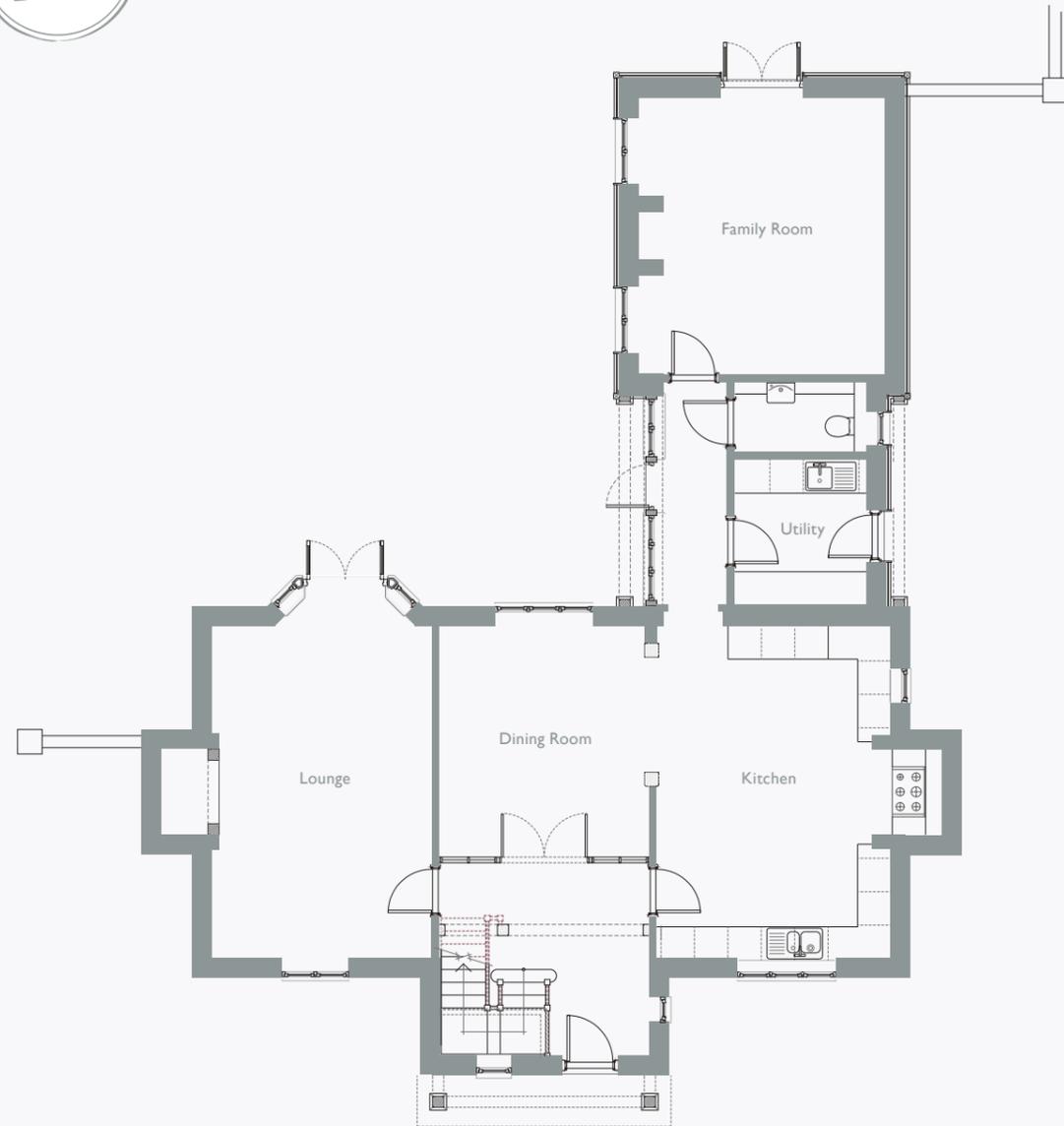


FIRST FLOOR

Bedroom 1	5.19 x 4.77	17'0" x 15'6"
En-Suite	2.27 x 1.78	7'4" x 5'8"
Bedroom 2	3.80 x 3.45	12'4" x 11'4"
En-Suite	2.53 x 1.40	8'3" x 4'6"
Bedroom 3	4.37 x 2.50	14'3" x 8'2"
Bedroom 4	4.78 x 2.74	17'0" x 9'0"
Bathroom	2.93 x 2.24	9'6" x 7'3"



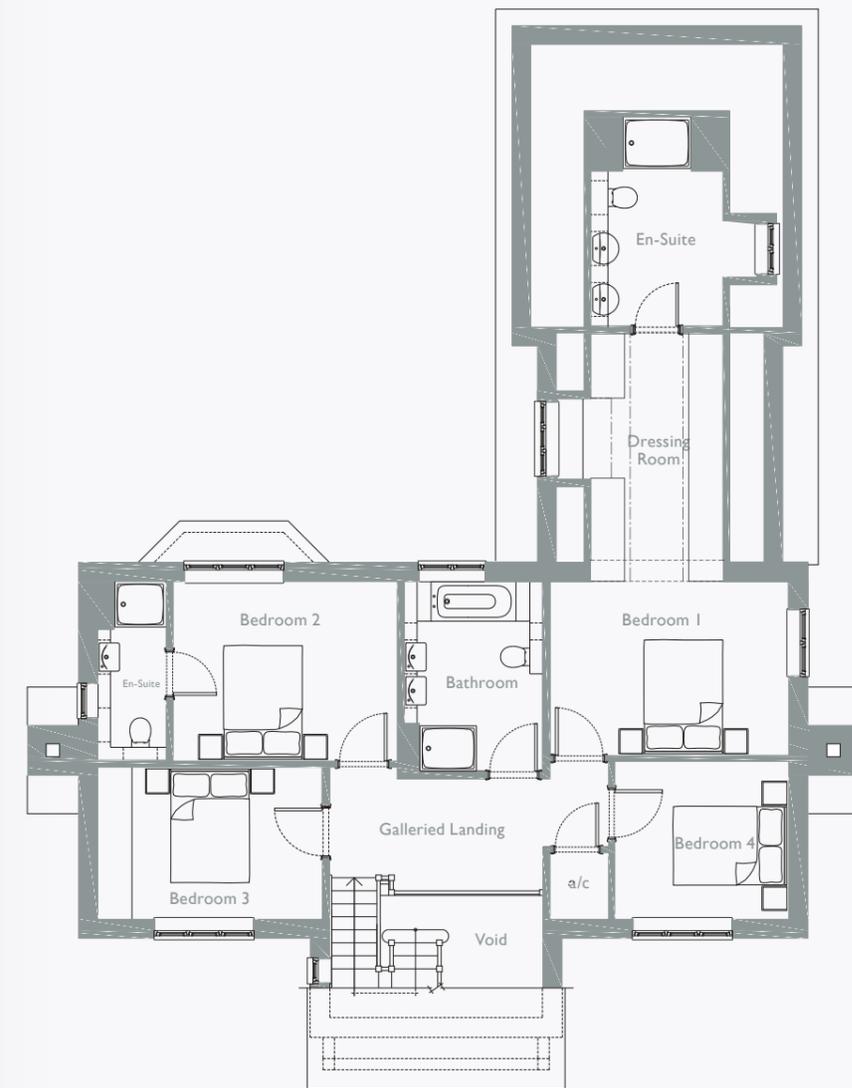
GROUND FLOOR



GROUND FLOOR

Lounge	5.96 x 3.96	19'5" x 13'0"
Kitchen	5.96 x 4.21	19'5" x 13'8"
Dining Room	4.10 x 3.76	13'4" x 12'3"
Family Room	4.96 x 4.42	16'27" x 14'5"
Utility Room	2.61 x 2.36	8'6" x 7'7"

FIRST FLOOR



FIRST FLOOR

Bedroom 1	4.21 x 3.06	13'7" x 10'0"
Dressing Room	4.10 x 2.33	13'4" x 7'6"
En-Suite	2.73 x 2.33	8'9" x 7'6"
Bedroom 2	3.95 x 3.16	12'9" x 10'3"
En-Suite	3.14 x 1.19	10'3" x 3'9"
Bedroom 3	3.96 x 2.67	13'0" x 8'7"
Bedroom 4	3.04 x 2.77	9'9" x 9'0"
Bathroom	3.33 x 2.43	10'9" x 7'9"





SPECIFICATION

General

Most of the homes will feature a fireplace and have log burners fitted.

Internally, feature radiators to the 1st floor will be used in many of the homes. Underfloor heating to the ground floor will be incorporated where appropriate with radiators to the upper floors.

The development will be accessed via a gated security entrance with an audio entry phone.

Discrete and thoughtful lighting will feature throughout the development with a real focus on the ambience and consideration for optimum enjoyment of the grounds.

Kitchen

Luxury Heritage inspired painted classic kitchens with Carrara Quartz stone worktops, integrated ovens, hobs, fridge freezers, dishwashers and washing machines throughout. Kitchens designed, supplied and installed by renowned local company, Kitchen Elegance.

Bathroom

Beautifully appointed bathrooms will incorporate luxurious designer sanitary ware with complementing marble effect tiling in all wet areas.

Vanity units and mirrors, heated towel rails and semi-frameless shower ranges with glass doors will further enhance these fabulous rooms with the additional touch of luxury provided by underfloor heating.

Finishing Touches

Attention to detail is just a small part of what sets Stapehill Abbey apart. To further enhance the character of these unique homes;

Internal panel doors will be painted with a heritage range of classic paints.

Luxury wood effect flooring will be installed on the ground floor with quality carpeting throughout the upper floors (excluding bathrooms/en-suites).

Original styled skirting and architrave detail will be fitted to all homes.

Emulsion painted walls and ceilings utilising heritage range paints.

Recessed LED lighting in the kitchens and bathrooms and pendant and wall lighting to the rest of the properties.

BT telephone points will be installed, as well as a communal satellite system with FM and DAB reception (an individual subscription will be required as well as receiver equipment)

External lighting to communal areas, access ways, parking areas and throughout the gardens.

For peace of mind, the properties will be covered by a 10 year warranty.

External Areas

All external communal and private areas will be finished to the highest possible standard in keeping with the heritage of Stapehill Abbey.

All properties will have dedicated car parking or garaging.

Electric entrance gates.

BEAUTIFUL ORIGINAL FEATURES RETAINED

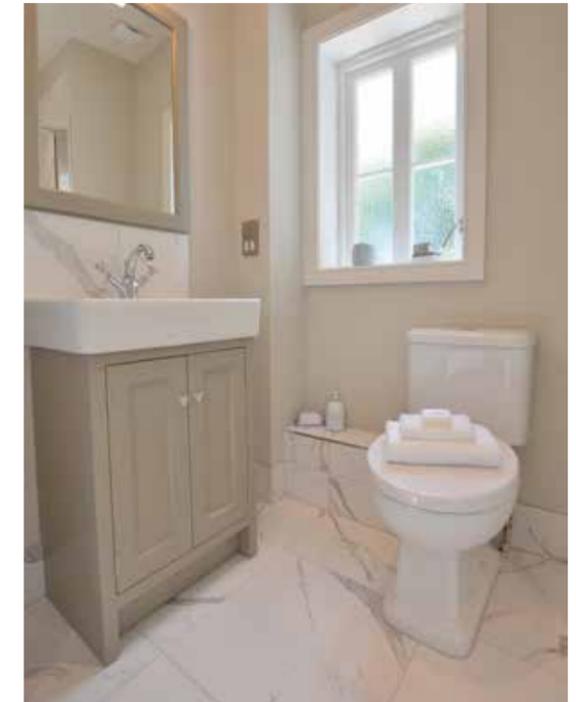


A family affair

The Ankers and Rawlings business started over 40 years ago, in 1975, and has grown to become one of the most successful local developers in the area.

A third-generation company, the firm is the epitome of a family business with all of the commitment and focus that entails. With a reputation of stunning quality and a real personal, individual approach, the company is unique in their commitment to what they love to do.

Buyers can rest assured that every attention to detail in all aspects of the construction of these beautiful homes has been meticulously undertaken by a team of experts under the watchful eye of one of the directors.



"As a third generation, family owned and run business, we take great pride in delivering exceptional, quality homes with an individual and personal approach."

SCOTT RAWLINGS



arproperty.co.uk

ESTATE AGENTS DETAILS



EDWARDS ESTATE AGENCY

Ferndown

404 Ringwood Rd, Ferndown

BH22 9AU

tel: 01202 855595

The information contained in this, and accompanying documents is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. Customers are strongly advised to contact a representative for further details and to satisfy themselves as to their accuracy.

All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen and kitchen appliance layout is indicative only.

Purchasers must therefore rely on their own inspection to verify any information provided. Ankers and Rawlings reserve the right to amend or change aspects of the layout and detail of properties at their ultimate discretion.

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided and Ankers and Rawlings reserve the right to make these changes as required. Images are representative only, maps are not to scale and show approximate locations only. Computer Generation Images, floorplans, and room layouts are indicative only, based on information correct at the time of going to print and may therefore be subject to review and optimisation.

Sizes displayed in metres and feet, given as approximate guidance only. Specifications, plans and images are for guidance only.





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