

# Frampton's Courtyard

Holtwood | Wimborne



A DEVELOPMENT BY



A boutique development of **architect designed bungalows and flats**

# Frampton's Courtyard

Holtwood | Wimborne

## An exciting, exclusive gated development comprising of just six stunning new build homes...

Set in heart of the Dorset countryside, yet within easy reach of Wimborne Minster Town and the many and varied amenities available in this thriving market town.



There is the choice of three single storey three bedroom homes, as well as a barn-style building accommodating two ground floor two bedroom garden apartments and a first floor two double bedroom 'Penthouse' apartment with a private balcony.



# The local area

Holtwood is a small hamlet surrounded by ancient oak forests and the natural habitat of Holt Heath which afford plentiful opportunities to enjoy outdoor leisure pursuits.

The local town of Wimborne Minster is your quintessentially English market town, with a blend of history and culture. Never more than a stones throw away from Dorset's stunning countryside, Wimborne Minster is set between two river, perfect for riverside walks or a leisurely cycle ride.

If shopping is more your thing, then Wimborne Minster offers an enticing blend of charming independent boutiques, specialist shops and high street stores.

With a full events diary there is never a dull moment in town with its elegant pedestrianised Square, chilled out Minster Green, pretty Willow Walk and historic Cornmarket making it an attractive and safe venue for an amazing range of events.



# Off-plan Opportunities

Off-plan reservations are available with the exciting prospect of choosing your own finishes from an available selection to create your dream dwelling in Dorset!



Large open plan kitchen layouts

Spacious bedrooms

Modern family bathrooms



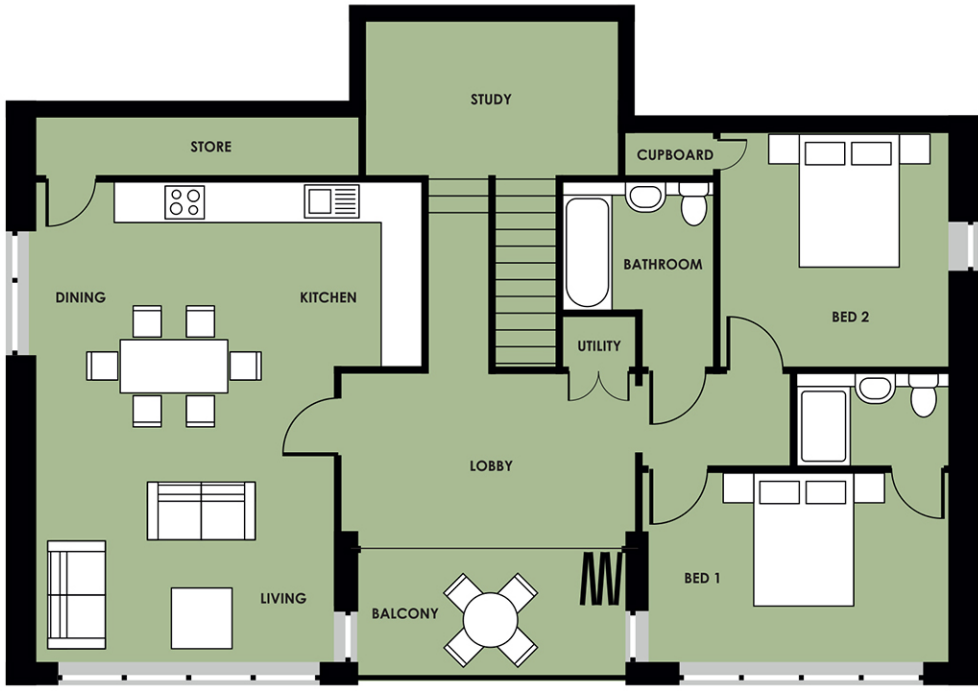
As you enter Frampton's Courtyard you're greeted with the barn-style building accommodating the superb ground floor garden apartments and first floor 'Penthouse' complete with its own balcony.



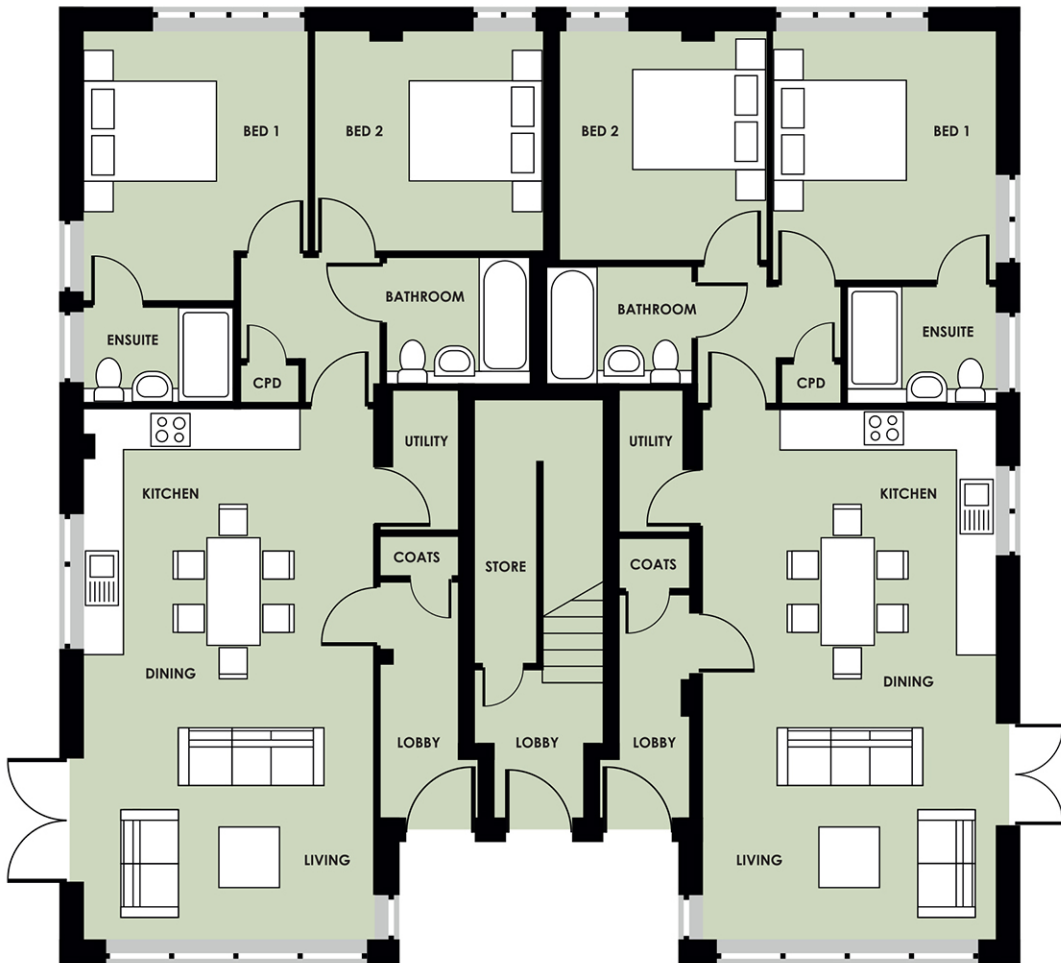
### Specification

- Existing facebrick walls and insulated roof coverings retained, replacement fireproof cedar cladding to front and side elevations.
- Individual front entrance doors.
- Double glazed aluminium windows and doors.
- Contemporary kitchens with integrated appliances and Quartzite worktops – available in a choice of finishes
- Utility with washing machine/ tumble drier.
- Quality sanitaryware , floor and wall tiling to the family and en-suite bathrooms.
- Radiator heating throughout, supplementary towel rails to bathrooms.
- Renewable energy 5kW Air source heat pump to provide heat source for heating and hot water.
- Electrics – LED light fittings, contemporary fittings, high speed broadband.
- Engineered timber or tiled flooring to the living and hall areas.
- Enclosed outside space, two allocated parking spaces.





1st Floor Apartment



Ground Floor Apartments

Bearing round to the left the three stunning bungalows with their Dorset grown douglas fir cladding and natural roof slates come into view, with property C to your left, A and B directly in front of you.



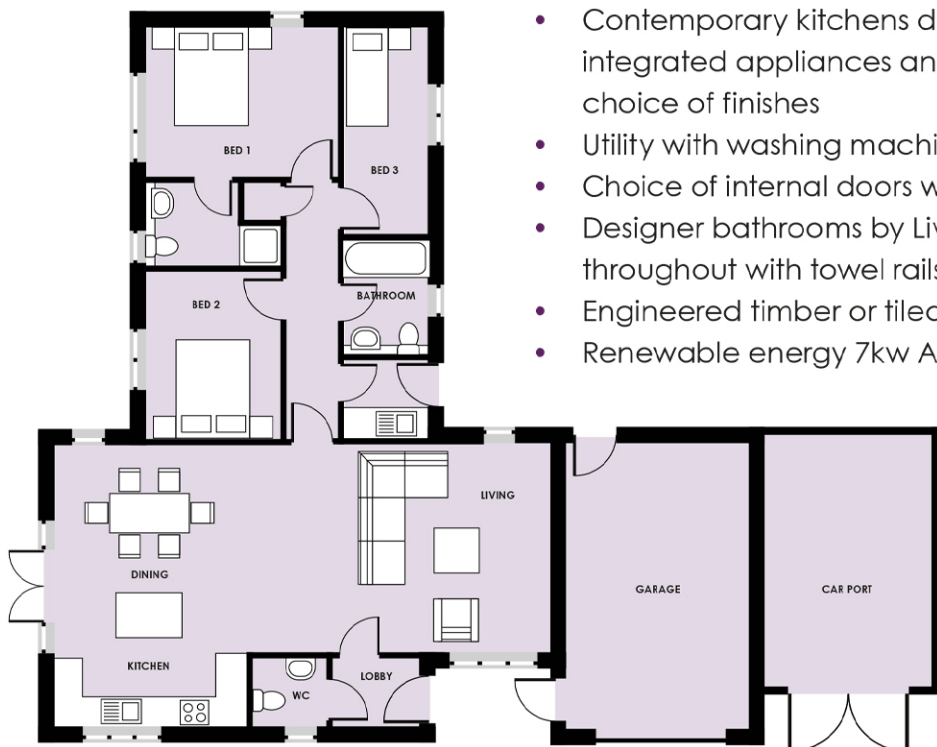
Bungalow A

Bungalow B



## Specification

- Local Michelmersh facing bricks, Dorset grown douglas fir cladding, natural roof slates and zinc rainwater goods
- Double glazed aluminium windows and doors, French casement doors to external garden areas
- Automated garage doors and security alarm system to each property
- Enclosed front and rear gardens, paving and paths, and retained gravel driveways



Bungalow C

- Contemporary kitchens designed by Living Interiors, with integrated appliances and Quartzite worktops - available in a choice of finishes
- Utility with washing machine / tumble drier
- Choice of internal doors will be offered from Todd Doors or similar
- Designer bathrooms by Living Interiors, with underfloor heating throughout with towel rails to bathrooms
- Engineered timber or tiled flooring to the living and hall areas
- Renewable energy 7kw Air source heat pump to provide heat source for underfloor heating and hot water.
- LED spotlights to kitchen, bathroom, utility and hallway. Contemporary fittings, USB double sockets to kitchen and all bedrooms
- High speed broadband



# Frampton's Courtyard

Holtwood | Wimborne

For further information on availability or to arrange a viewing please call **01202 842842**, visit us online at **[www.edwardstates.com](http://www.edwardstates.com)** or pop in to our offices in Wimborne town centre.