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EGRET MEWS

STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 3EU

FINE & COUNTRY  
Homes from Edwards





Living Room Example Fir

# GUIDE PRICE £595,000

- MID TERRACE BARN CONVERSION
- HIGH QUALITY FINISH THROUGHOUT
- UNDERFLOOR HEATING
- STYLISH HIGH SPECIFICATION KITCHENS
- CONTEMPORARY BATHROOM AND ENSUITE
- OPEN PLAN LIVING
- THREE BEDROOMS
- PRIVATE GATED DEVELOPMENT

Unit 2 is a mid terrace of three located at the higher level of this secluded development. Offering three double bedrooms - the master with stylishly appointed ensuite and a family bathroom located off the hallway where there is also a useful storage and linen cupboard. The hub of this home is undoubtedly the large, open plan living/dining/kitchen which spans the rear of the property, with glazed doors opening to the rear terrace and garden. Off the contemporary style kitchen there is a separate utility room. The property also benefits from two allocated parking spaces nearby.

Approached along a private, tree lined driveway with gated access, this select development of just 10 barn conversions nestles comfortably into a gently graduated site with

wooded backdrop and overlooking the beautiful Stour Valley. Seclusion and privacy are guaranteed in this quiet, tranquil enclave – yet local amenities and stunning river and countryside walks are nearby.

These sympathetically styled homes have been created from the footprints of barns which have been in existence on the site for many years and each home has been imaginatively designed to provide spacious, light and versatile, single storey living with easily maintained private gardens, allocated parking and a delightful landscaped recreation and social space for the exclusive use of residents.

Built to an exacting standard with high specification finishes throughout by Vivir Properties - this expert team undertakes





visionary conversion and sympathetic restoration to give new life to older properties. Small scale builds, seamlessly integrating into their natural surroundings are the forte of this young company, who's reputation has been building across the county for outstanding quality. The choice of materials and innovative design are carefully considered to reflect architectural styles in the locality.

Emulating the barn style, the properties will have timber style cladding and tiled roofs and gardens will be neatly landscaped with private patios and fencing to boundaries. Inside – kitchens will be modern and finishes to a high specification (with choice of colour and style – subject to reservation and stage of build) and bathrooms are contemporary in style with modern day living in mind. Hard flooring will be fitted extensively with underfloor heating and décor will be of a neutral palette throughout.

The grounds will be landscaped to an equally tasteful standard, with undulating grassed areas and specimen planting to complement the mature wooded backdrop and open farmland surroundings.

The village of Sturminster Marshall – just a mile or so away - has two local supermarkets, pharmacy and post office all within the village and a well stocked farm shop is just a short drive away. And for leisure time, a nine hole golf course is located in the meadows on the fringes of the village!

A miles to the east, the charming Minster town of Wimborne is

nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

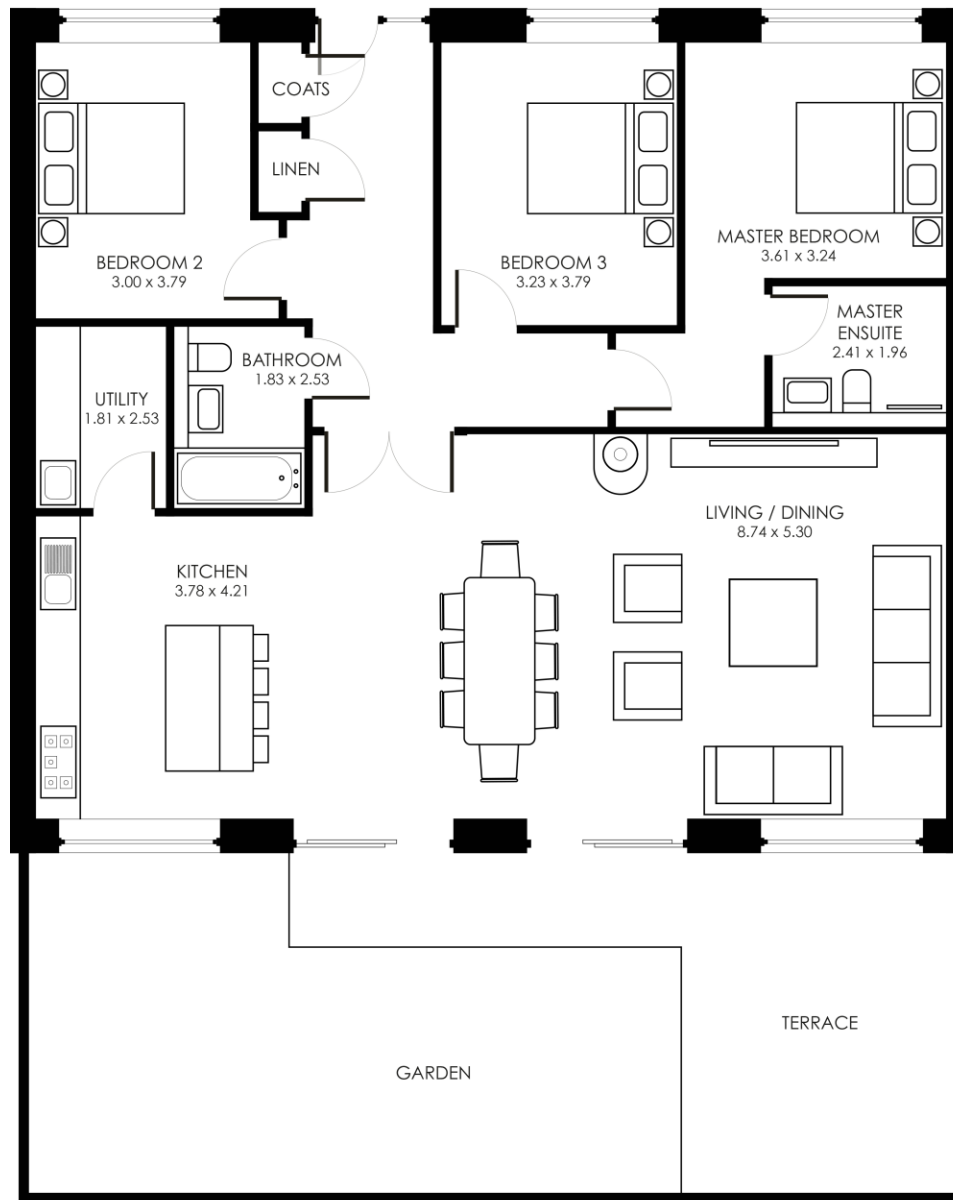


Bedroom Example



Bathroom Example Finish





## PROPERTY 2

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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