



Local expertise with powerful national marketing



CROFTON

WIMBORNE, BH21 4HD

Watercolour Scene 2

Crofton, Furzehill, BH21 4DH, Dorset



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REV: 1 DATE: 21/06/2021 AUTHOR: GW NS

Watercolour Scene 1
Crofton, Furzehill, BH21 4DH, Dorset

GUIDE PRICE £1,250,000

- FOUR DOUBLE BEDROOM EXECUTIVE HOME
- TARGET DATE FOR COMPLETION IS 02ND SEPTEMBER 2022 WITH A LONGSTOP DATE OF 28TH APRIL 2023
- MASTER SUITE WITH BATHROOM AND DRESSING AREA
- SECOND ENSUITE AND FAMILY BATHROOM
- OPEN PLAN KITCHEN/FAMILY LIVING
- LARGE SEPARATE LOUNGE
- UTILITY ROOM
- INTEGRAL GARAGE

This select development of just five, detached family homes nestles in a quiet enclave away from the main road through the desirable village of Furzehill which has a local post office and stores nearby as well as delightful country walks. Wimborne town is either a leisurely walk or a short drive away and offers an eclectic mix of retail outlets, cafes and restaurants and places of interest including the Tivoli theatre, museum and the Minster church.

These stunning properties are built to an exacting standard and high specification for which this local developer is well renowned, with their Landmark project at Stapehill Abbey nearing completion. Quality finishes and materials go hand in hand with great attention to detail in providing an exceptional and well proportioned home to meet the needs of modern day family living.

These superb homes will have the benefit of underfloor heating throughout the ground floor – with radiators to first floor rooms.

Each plot is unique in design offering open plan living space as well as facility for working from home. There are four double bedrooms, two ensembles and a family bathroom and either garaging and/or car ports and parking. Now in the course of construction, there is opportunity to reserve your chosen plot with the chance of selecting your own finishes, subject to stage of build. Completion is anticipated Autumn 2022.

PLOT THREE:

This executive style home is spacious and light, offering well proportioned living space including a superb, open plan kitchen/family/dining room with French doors leading from the entrance hall to the dining area and large bay windows in both the family and kitchen areas. The kitchen will be finished to a high specification for which this local developer is renowned. Further ground floor accommodation includes a cloakroom, utility room and useful storage cupboard all access from the hall and the utility room in turn has access to the integral garage. A separate reception room provides further social space with lots of natural light from windows/doors to two elevations.

On the first floor, the master suite has a dressing area and a luxuriously appointed ensuite bathroom with separate shower and bath. Bedroom two also has the benefit of its own ensuite shower room whilst bedrooms three and four have access to a similarly styled bathroom with shower and separate bath.

TARGET DATE FOR COMPLETION IS 2ND SEPTEMBER 2022 WITH A LONGSTOP DATE OF 28TH APRIL 2023



GROUND FLOOR PLANT 3		
LIVING ROOM / STUDY	2.61x4.01	2x7-9"x10'-1"
UTILITY	2.49x2.08	8'-1"x6'-7"
WC	2.06x1.05	6'-7"x3'-4"
KITCHEN	4.84x4.80	13'-5"x15'-7"
FAMILY / LIVING ROOM	5.71x2.70	22'-0"x8'-3"
GARAGE	5.31x2.60	20'-7"x10'-0"

Ground Floor

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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