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16 THE CLOISTERS, STAPEHILL ABBEY

WIMBORNE, BH21 2FP

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £575,000

- THREE BEDROOM CHARACTER HOME
- STYLISH KITCHEN/DINING ROOM
- SEPARATE DUAL ASPECT LOUNGE
- BATHROOM AND MASTER ENSUITE
- PRIVATE PARTLY WALLED GARDEN
- 70 ACRES OF COMMUNAL GROUNDS
- PRIVATE SECURE GATED ESTATE
- EASY REACH OF THE JURASSIC COAST AND NEW FOREST NATIONAL PARK

This delightful, character home forms part of the landmark redevelopment of Stapehill Abbey which is set within approximately 70 acres of long-established private grounds complete with lake and formal gardens. The property itself is triple aspect with high ceilings and enjoying lots of natural light throughout the day. It forms part of the former Cloisters and also has its own private garden as well as access to further outside space in the form of a paved patio area the inner courtyard/quadrangle directly from the dining room.

Accommodation is immaculately and stylishly presented throughout with many of the features of the original building and its surroundings retained and refurbished. On the ground floor, a welcoming entrance hallway gives access to a dual aspect kitchen dining room. Fitted with a generous range of base and wall units and a high specification of integrated appliances, the kitchen overlooks the cloister walkway whilst from the dining end of the room, pretty French doors open to the inner courtyard. A separate, well-proportioned lounge has two sets of French doors opening to the private rear garden which has been lovingly tended and nurtured by the



current owner and offers a peaceful haven to enjoy the tranquillity and solitude guaranteed in this truly unique setting!

Off the hallway there is a cloakroom and a large storage cupboard beneath the stairs and on the first floor there are three bedrooms - two doubles, one of which is the master with fitted wardrobes and adjoining luxuriously appointed ensuite. A further more compact bedroom, could equally serve as a study, work room or home office. The family bathroom is also finished to an exceptional standard and has a bath and rainwater shower above.

Outside, the property benefits from a single garage with large loft space, one allocated space and visitor parking and of course the many acres of grounds to explore and enjoy at your leisure.

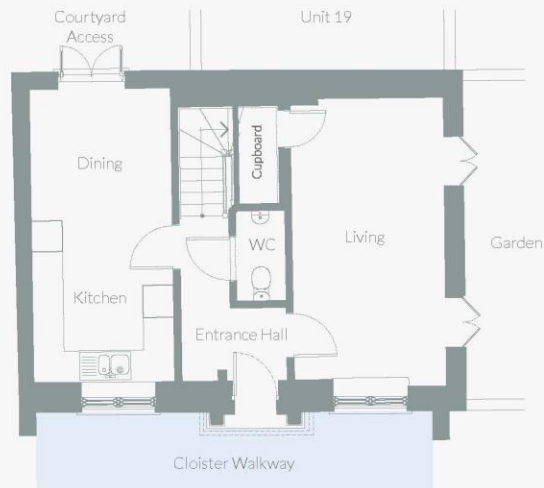
EPC Rating: TBC

Council Tax Band: TBC



18

GROUND FLOOR



GROUND FLOOR

Living	5.64 x 2.97	18'-6" x 9'-9"
Dining	2.76 x 2.57	9'-1" x 8'-5"
Kitchen	2.76 x 3.15	9'-1" x 10'-4"

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	3.71 x 3.05	12'-2" x 10'-0"
En-Suite	1.87 x 1.80	6'-2" x 5'-11"
Bedroom 2	3.32 x 2.76	10'-11" x 9'-1"
Bedroom 3	2.42 x 2.76	8'-0" x 9'-1"
Bathroom	2.35 x 1.85	7'-9" x 6'-1"

STAPEHILL ABBEY

57

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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Fine & Country Ferndown Sales

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com

01202 855595 • info@edwardstates.com • www.fineandcountry.com

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