

Local expertise with powerful national marketing



FALLOWFIELD PLACE



PRICE GUIDE £765,000

A SUPERB FIVE BEDROOM FAMILY HOME, close to TOWN CENTRE and DELIGHTFUL RIVER AND COUNTRYSIDE WALKS. RECENTLY CONSTRUCTED by well known local developers the property offers WELL PROPORTIONED and VERSATILE ACCOMMODATION arranged over THREE FLOORS and includes a GARAGE and TWO PARKING SPACES as well as an ENCLOSED REAR GARDEN.

Located on the superb Rivers Edge development of newly constructed, high quality homes recently built by renowned local builders Wyatt Homes, this stunning family home is within a short walk of Wimborne town centre with its many amenities, and well regarded schools nearby. Set on the banks of the River Stour, there are tranquil and picturesque country walks to be enjoyed just on your doorstep!

The property offers well proportioned and versatile accommodation arranged over three floors, whilst outside, there is a generously sized garage and two parking spaces as well as an enclosed rear garden providing outdoor space for entertaining and relaxation, surrounded by privacy fencing.



Finished to an exacting standard with high quality fixtures and fittings throughout, the ground floor offers a welcoming entrance hallway with stairs rising to the first floor and a cloakroom located discreetly to the rear. An understairs cupboard provides useful storage. The dual aspect living room to the left of the hallway has a feature fireplace and French doors opening to the enclosed rear garden and patio spanning the rear elevation. On the right of the hallway, the well proportioned kitchen/dining room, with French doors leading out to the garden terrace, is fitted with a comprehensive range of base and wall units with a full complement of integrated appliances. Stone worktops further enhance the quality finishes and an adjoining utility room is similarly equipped, with door leading to outside.

The first floor accommodates three of the five double bedrooms in this family home. The master has a good size, walk-in wardrobe and adjoining stylishly fitted ensuite shower room, whilst bedroom two and three – each with fitted bedroom storage - are served by a well appointed family bathroom. Bedrooms four and five can be found at second floor level and each has ample built-in storage space and velux rooflights. On the landing there is a useful storage cupboard and there is also a separate shower room at this level.

Outside there are two parking spaces and a generously sized garage and the enclosed rear garden enjoys a good degree of privacy.

Energy Performance Rating B

Council Tax Band - TBA

Services: Mains Electric, Gas and Mains Drainage

Out and about:

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.

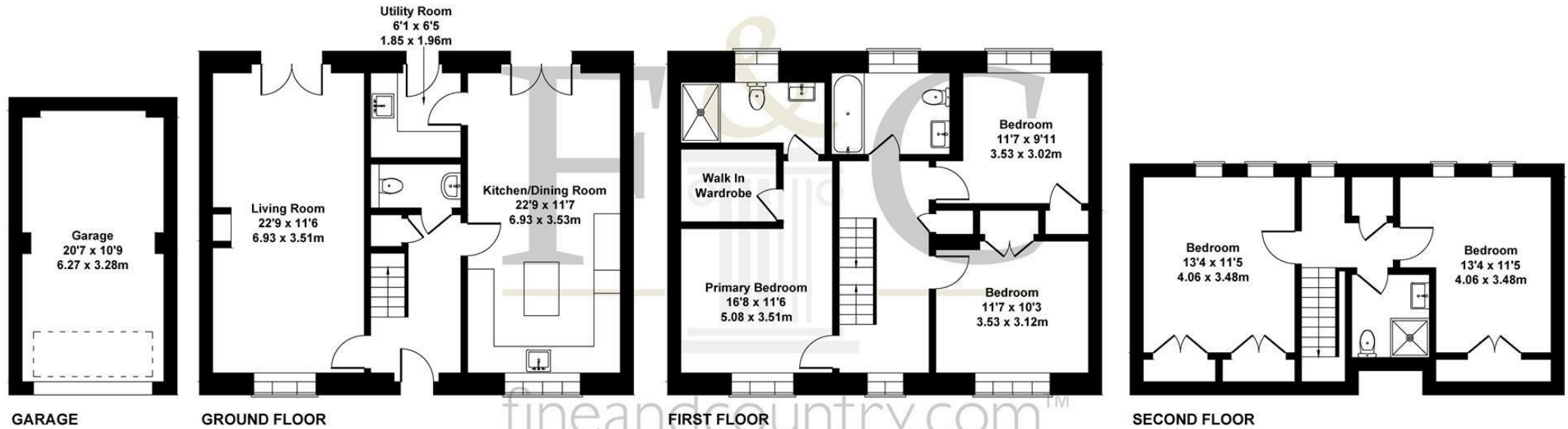






5 Fallowfield, Rivers Edge, Wimborne BH21 1UY

Approximate Gross Internal Area
2125 sq ft - 197 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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