

Local expertise with powerful national marketing



9 Augustin Drive

Staplehill Abbey, Wimborne, BH21 2FQ





Guide Price £850,000

- SUBSTANTIAL FAMILY RESIDENCE
- THREE DOUBLE BEDROOMS
- SUPERB KITCHEN /DINING/FAMILY ROOM
- SEPARATE LOUNGE
- BATHROOM AND MASTER ENSUITE
- DOUBLE GARAGE
- PRIVATE GARDEN
- SECLUDED PRIVATE ESTATE

Plot 43 is a well proportioned, detached family home sitting within a generous plot off a private driveway in this totally unique private estate development.

Accommodation includes a large lounge with French doors leading out to the rear garden, a stunning kitchen/dining/family room with bi-folding doors and a ground floor cloakroom off the welcoming entrance hallway.

On the first floor there are three double bedrooms: the master suite with an adjoining, luxuriously appointed ensuite shower room and a family bathroom with bath and separate shower, serves the remaining two bedrooms.

Outside there is an attached double garage in the grounds which enjoy a good degree of privacy and tranquillity, along with the acres of communal grounds which make up this totally unique setting.

Out and About:

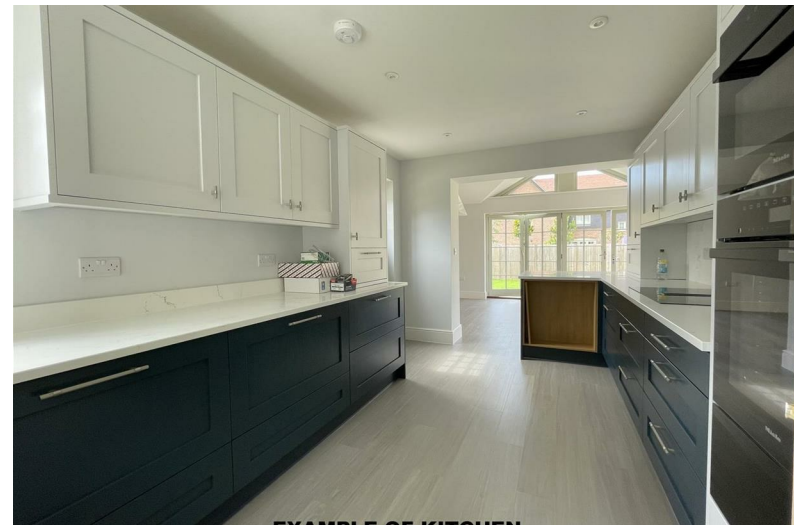
The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

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.



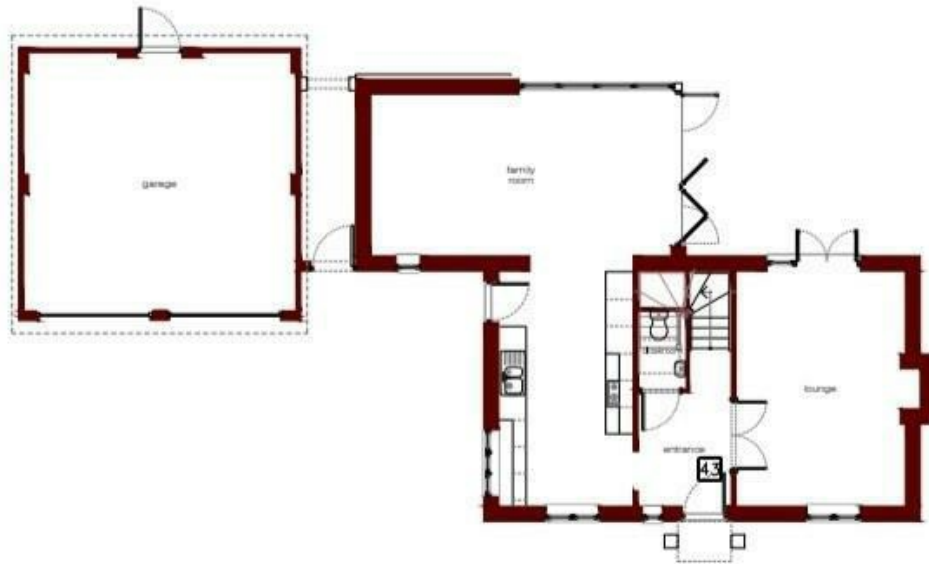
The landmark re-development of Stapehill Abbey nestles in its own grounds between Ferndown and Wimborne. Just far enough from the main road network to enjoy tranquillity and seclusion, yet within easy reach of local amenities, transport links and the world renowned Jurassic Coastline and the New Forest National Park.

This exclusively private, secure gated development has extensive communal grounds, offering a peaceful haven of established planting, historic landscaped gardens and a tranquil lake – to be enjoyed by the residents at their leisure. Since the completion of Phase 1 and Phase 2 of this Landmark development, created from the existing buildings, with many artefact and period features retained throughout, the launch of final phase has been eagerly awaited and construction is now well under way in the grounds of this truly unique setting. An established community now exists in this tranquil, secluded and private estate and its historic roots resonate throughout the development. The bell tower stands sentinel over the twin chapels and associated buildings all of which have been painstakingly restored and imaginatively reconfigured to create a community of character homes with some truly unique and outstanding features.

Ever mindful of the significance of heritage, reclaimed materials have been used wherever possible to blend seamlessly with the existing structures and properties available. Thoughtfully designed with a focus on providing a truly outstanding mix of properties within an exclusive setting, meticulous planning has gone into providing a superb setting for purchasers to live in. The extensive grounds offer a peaceful haven of established planting, historic landscaped gardens and a tranquil lake – to be enjoyed by the residents at their leisure – to reflect upon their exclusive privilege of owning a part of this unique and cherished lifestyle. Meandering pathways, delightful forest walks, picnic areas and acres of land to live the good life, Stapehill Abbey has it all!

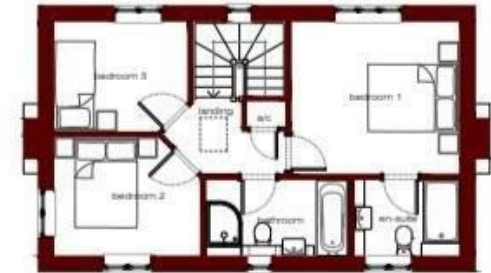
NB - General site maintenance charges are applicable and there are some standard restrictive covenants - please call for further detail. Current service charge approximately £1,310 pa.





GROUND floor unit 43		
LOUNGE	3,293.85	17'-2"X12'-4"
FAMILY ROOM	6,743.84	22'-1"X11'-8"
KITCHEN	3,025.28	9'-8"X17'-3"
CLOAKROOM	1,084.76	3'-5"X5'-7"

Unit 43 Ground Floor



FIRST floor unit 43		
BEDROOM1	3,453.85	11'-2"X12'-4"
ENSUITE	2,401.75	7'-8"X5'-7"
BEDROOM 2	3,352.70	10'-8"X8'-8"
BEDROOM 3	2,533.02	8'-7"X8'-8"
BATHROOM	3,241.75	10'-6"X5'-7"

Unit 43 First 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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