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THE CLOISTERS

WIMBORNE ROAD WEST, BH21 2FP



GUIDE PRICE £465,000

NEW INSTRUCTION - NO FORWARD CHAIN - A Unique opportunity to live in the grounds of a BEAUTIFULLY REFURBISHED FORMER ABBEY sitting in approximately 70 acres of private landscaped gardens. This impressive two bedroom TERRACED COTTAGE LOVINGLY RESTORED by renowned local developers Ankers and Rawlings, is connected to the main Abbey building and sits beautifully in a small courtyard location.

Energy Performance Rating C
Council Tax Band D

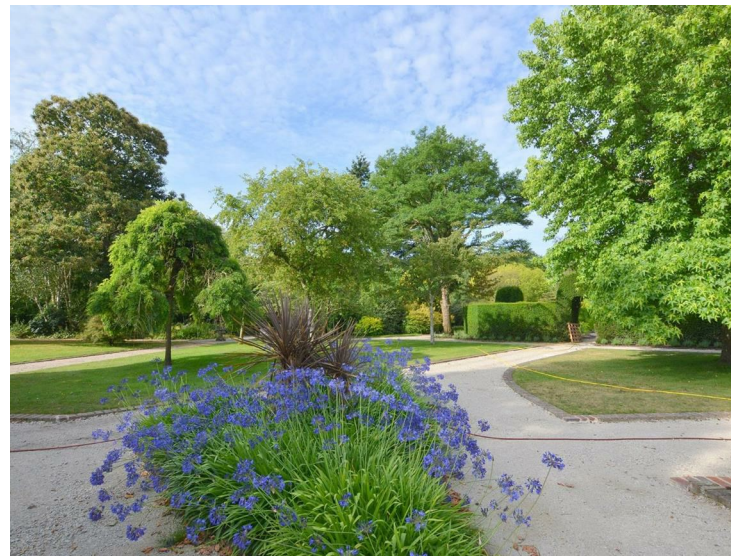


Stapehill Abbey nestles in its own private gated grounds between Ferndown and Wimborne. Just far enough from the main road network to enjoy tranquility and seclusion, yet within easy reach of local amenities, transport links and the world renowned Jurassic Coastline and the New Forest National Park.

Set within a significant landscape setting, great care and attention has been given to the overall site design. This cottage has been created from the existing buildings, with many artefact and period features retained throughout. 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.

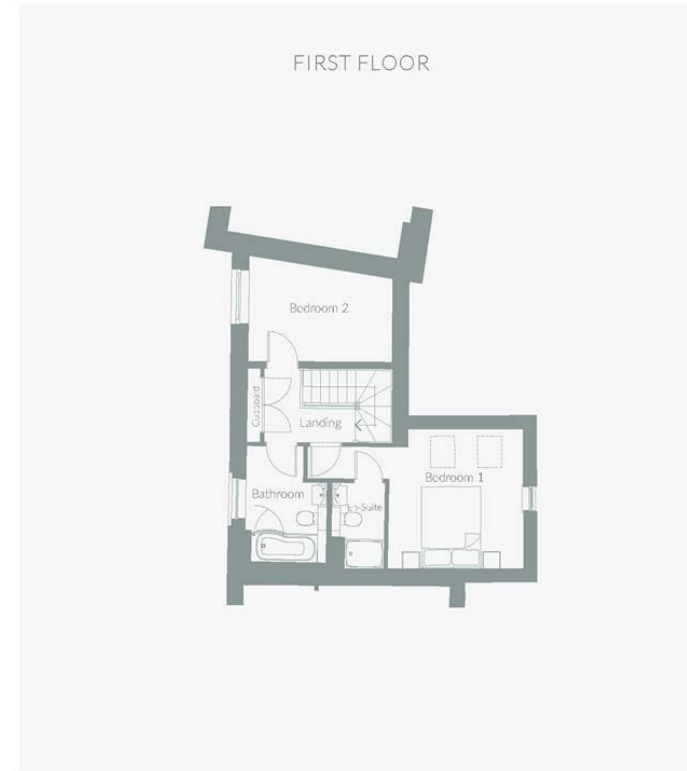
3 The Cloisters offers open plan living space with stairs rising to the first floor from the living room which has a feature log burner. Open access to the stylishly fitted kitchen which has a built-in fridge freezer, dishwasher, integrated Induction hob, extractor and electric oven and French doors leading to outside. An understairs storage cupboard has plumbing, ideal for a washing machine. The master bedroom has an ensuite shower room, whilst bedroom two is served by a bathroom fitted with a three piece suite including a bath/shower.

The extensive communal grounds will offer a peaceful haven of established planting, historic landscaped gardens, a mile and a half of Rhododendron walks and a tranquil lake – to be enjoyed by the residents at their leisure. Having lain dormant for a number of years, this landmark site is being lovingly restored to its former glory and further enhanced to create a truly stunning environment in which to live. History will be preserved for ever within the bounds of this outstanding development yet with the benefit of modern living conveniences. Mellow flagstones and terracotta tiles intertwine with quality brickwork and reclaimed roofing materials, whilst the grounds have delightful original features strategically situated for the enjoyment of residents.





GROUND FLOOR			
Living	4.12 x 3.77	13'-6" x 12'-5"	
Kitchen / Dining	3.56 x 2.93	11'-6" x 9'-7"	



FIRST FLOOR			
Bedroom 1	3.56 x 3.48	11'-8" x 11'-5"	
En-Suite	2.18 x 1.35	7'-2" x 4'-5"	
Bedroom 2	3.67 x 2.69	12'-7" x 7'-0"	
Bathroom	2.96 x 1.91	9'-9" x 6'-3"	

Sizes displayed in metres and feet, given as approximate guidance only. Specifications, plans and images are for guidance only.

STAPEHILL ABBEY

37

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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