



3 Augustin Drive
Stapehill Abbey | Wimborne | Dorset | BH21 2FQ

FINE & COUNTRY

STEP INSIDE

3 Augustin Drive

Located within approximately 70 acres of mature, secluded and beautifully maintained grounds of Stapehill Abbey this charming home is an end terrace of three on this exclusive private gated estate. Offering three bedrooms and well appointed living space, this recently constructed character home nestles close to the original Abbey Chapel and Cloisters and enjoys it's own private garden, along with access to the acres of communal grounds. Finished to an exacting standard of workmanship with high specification fixtures and fittings throughout, this beautiful home provides modern day living conveniences with traditional high quality style.

Accommodation includes, on the ground floor, a welcoming entrance hallway, with ground floor cloakroom and useful understairs cupboard to maximise storage space. The heart of this new home is undoubtedly the stunning open plan living space with a stylishly fitted kitchen/dining room extending to a delightful family garden room overlooking the rear garden. For privacy and solitude there is also a separate lounge with fitted woodburner and French doors leading outside.

On the first floor there are three bedrooms - the master, with a built-in wardrobe and an adjoining, fully tiled ensuite, whilst bedrooms two and three are served by a luxuriously appointed family bathroom.



















INFORMATION

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Further benefits include a double garage, parking, a private rear garden and access to the peace and tranquillity of many acres of private, landscaped grounds.

Out and about:

The charming Minster town of Wimborne, just a few miles to the west, 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.

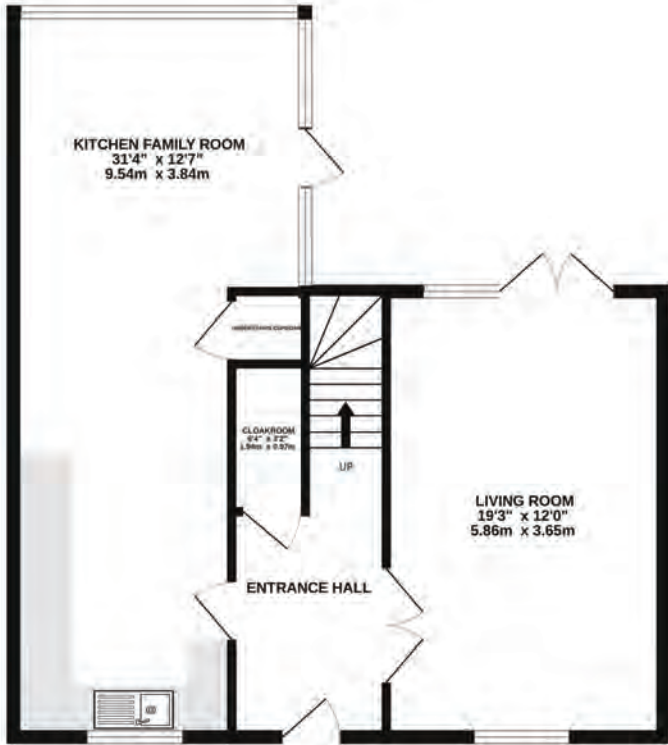
The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

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.

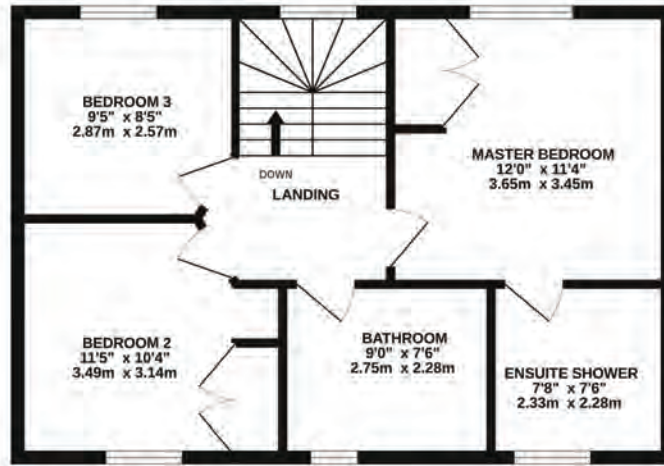
From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

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. 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.

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: F

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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