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EDWARDS  
ESTATE AGENTS

**8 THE CLOISTERS, STAPEHILL ABBEY**  
STAPEHILL, BH21 2FP







# GUIDE PRICE £675,000

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- GATED PRIVATE ESTATE
- 3 STOREY TOWNHOUSE
- WITHIN ACRES OF LANDSCAPED GARDENS
- PERIOD CONVERSION
- PATIO AREA OVERLOOKING COMMUNAL GARDENS
- ALLOCATED PARKING
- 3 BATH/SHOWER ROOMS
- 4 BEDROOMS
- LARGE OPEN PLAN LIVING AREA
- GARAGE

A rare opportunity to live within a gated private estate of only 38 properties, nestled within acres of landscaped historical gardens. This beautifully restored four bedroom, three bathroom, three storey, period conversion with large modern open plan living area, located in the grounds of Stapehill Abbey



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.

Set within a significant landscape setting, great care and attention has been given to the overall site design. The Cloisters 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.

The extensive communal grounds will offer a peaceful haven of established planting, historic landscaped gardens and a tranquil lake – to be enjoyed by the residents at their leisure.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: F

Tenure: Freehold with common managed areas

Annual Service Charge: We are advised this is approximately £5,425.60

Restricted Covenants: Yes

Annual Service Charge: £5,425.60

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: Yes

Listed building: Yes

Parking: Garage in a block & communal car park 1 allocated space

Utilities: Mains electricity, mains gas, mains water

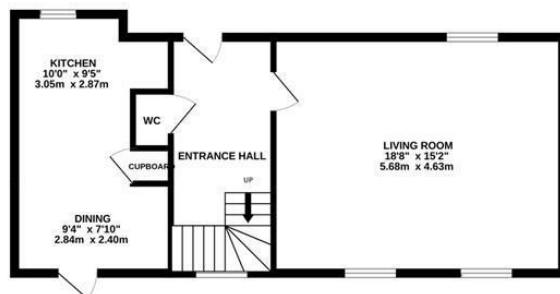
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

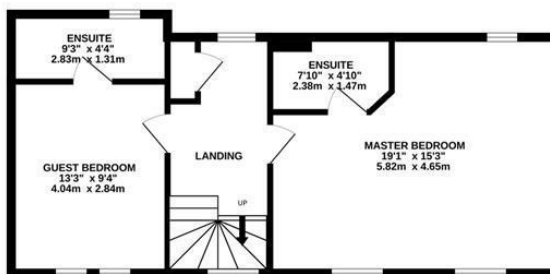
Mobile Signal: Refer to Ofcom website



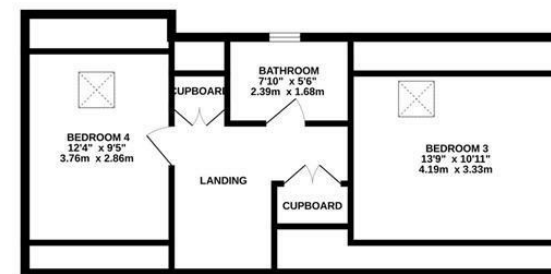
GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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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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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