



EDWARDS  
ESTATE AGENTS

AUGUSTIN DRIVE  
WIMBORNE, BH21 2FQ



# PRICE GUIDE £1,100,000

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- DETACHED FAMILY HOME
- 4 BEDROOMS
- GENEROUS TRIPLE ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY
- SEPARATE DINING ROOM
- FAMILY BATHROOM & 2 ENSUITES
- DOUBLE DETACHED GARAGE
- LARGE PRIVATE GARDEN
- 70 ACRES OF COMMUNAL GROUNDS
- GATED PRIVATE ESTATE

Set in 70 acres of private communal grounds, this **FOUR BEDROOM DETACHED FAMILY HOME** enjoys exclusivity and tranquillity within the **GATED DEVELOPMENT** of Stapehill Abbey. Accommodation includes a **KITCHEN/BREAKFAST ROOM** with adjoining **UTILITY**, large lounge and **SEPARATE DINING ROOM** as well as family bathroom, **TWO ENSUITES** and **CLOAKROOM**. A **DETACHED DOUBLE GARAGE** and **GENEROUS LOW MAINTENANCE PRIVATE GARDEN** completes the picture!



This well maintained family home was constructed in recent years to an exacting standard and high quality finish throughout. Offering well proportioned accommodation, the ground floor includes a welcoming entrance vestibule with double doors on the right leading to a triple aspect lounge with two feature bay windows and French doors opening to the garden. A fitted woodburner provides a focal point – ideal for cosy family gatherings.

The well equipped kitchen/breakfast room is a light and airy room with windows to two sides and French doors leading out to a rear patio and an adjoining utility room provides further useful space. A separate dining room overlooks the front and side of the property through two feature bay windows.

On the first floor there are four bedrooms, two with the benefit of stylishly appointed ensuite shower rooms, whilst bedrooms three and four are served by a family bathroom.

Outside there is a detached double garage with pedestrian door to the garden and there is ample off road parking for a number of vehicles.

The large “wrap around” garden is laid to lawn with a mature wooded backdrop in this unique private estate.

#### Additional Information

Energy Performance Rating: B

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £1,752.20

Restricted Covenants: Yes

Restrictions on Permitted Development: Yes

Additional Notes: The vendor informs us all relevant paperwork is with his solicitor, but Edwards have not yet had sight of this – we advise interested parties to do their own research

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: No

Tree Preservation Order: Yes

Parking: Private driveway & garage

Parking Restrictions: No commercial vehicles

Utilities: Mains electricity, mains gas, mains water

Agents Note: We have not had sight of a Gas Safety Installation or Service Certificate

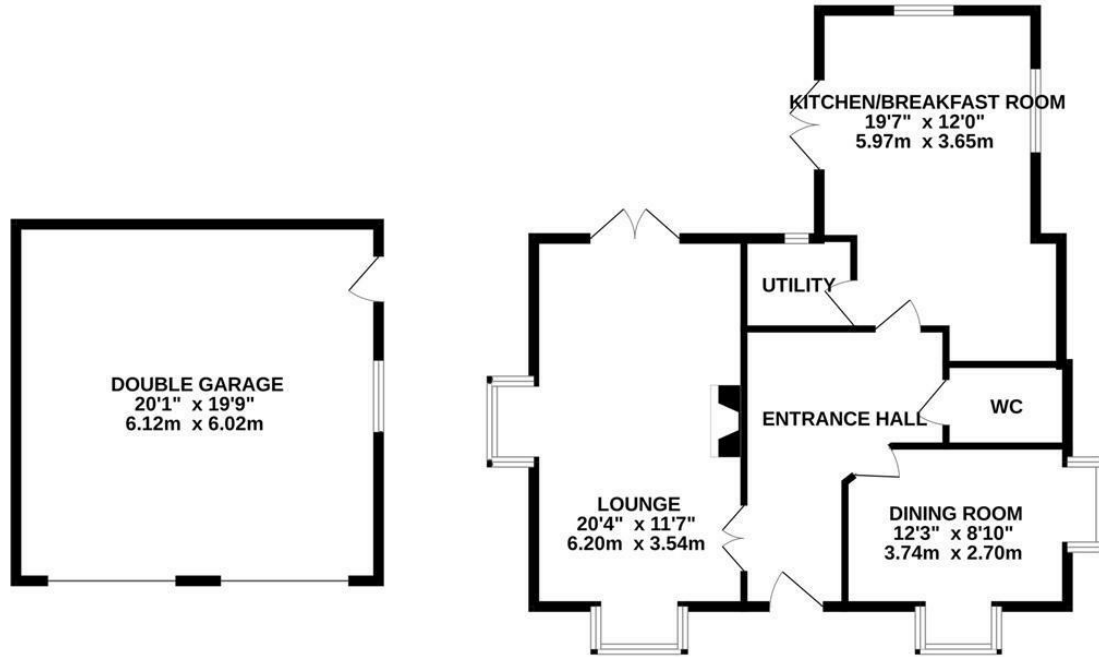
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

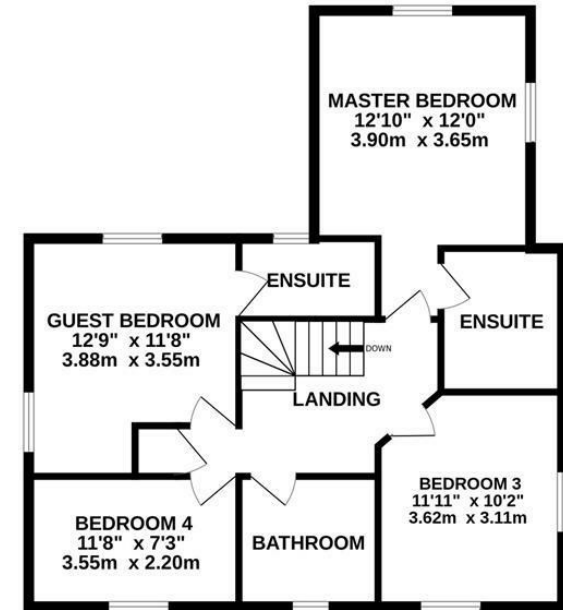
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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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Ferndown Office

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