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EDWARDS
ESTATE AGENTS



AUGUSTIN DRIVE

WIMBORNE, BH21 2FQ



GUIDE PRICE £793,500

- BALANCE OF NHBC WARRANTY REMAINING
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- UNDERFLOOR HEATING TO GROUND FLOOR & BATHROOMS
- THREE ENSUITE BATHROOMS
- SEPARATE UTILITY ROOM
- LIVING ROOM WITH FRENCH DOORS TO LARGE BALCONY
- PRIVATE REAR GARDEN
- PRIVATE ESTATE WITH LAKE & COMMUNAL GROUNDS
- DOUBLE GARAGE & PARKING

NO CHAIN - This fantastic three storey townhouse features a large double garage, double parking space, three double bedrooms all with ensuites, set in the prestigious landmark development of **STAPEHILL ABBEY** on a **PRIVATE ESTATE** with approx. 70 acres of established grounds with lake and formal gardens, this lovely home exudes **CHARACTER** and charm and provides all the conveniences of modern day living with exceptional quality of workmanship and high specification finishes throughout.



The main entrance door is at upper ground level and opens to a welcoming hallway. An ensuite double bedroom is located to the left of the hall with French doors leading out to a terrace overlooking the rear garden, whilst a door to the right from the hallway leads to a generously sized lounge with a log burner and French doors giving access to the terrace.

At lower ground level is the hub of this family home - a very generously sized, open plan stylishly fitted kitchen/dining/family room with French doors leading out to the garden. There is a cloakroom off the lower ground hallway and a double ensuite bedroom with French doors opening to the garden.

On the first floor you will find the main bedroom with walk in dressing area leading to an ensuite shower room.

Further benefits include underfloor heating to the ground floor and bathrooms, a private rear garden, double garage, and parking, as well as access to acres of beautifully landscaped and maintained communal grounds.

Balance of NHBC warranty remaining.

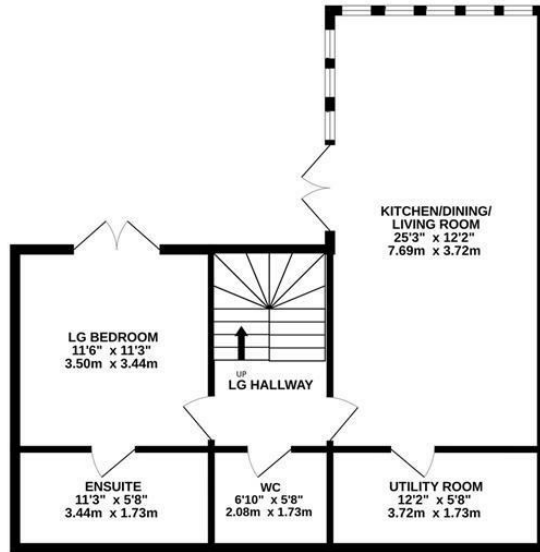
Agents Note: We believe there is an Annual Service Charge of £1,597.56 towards the Estate Gardens.

Energy Performance Rating B

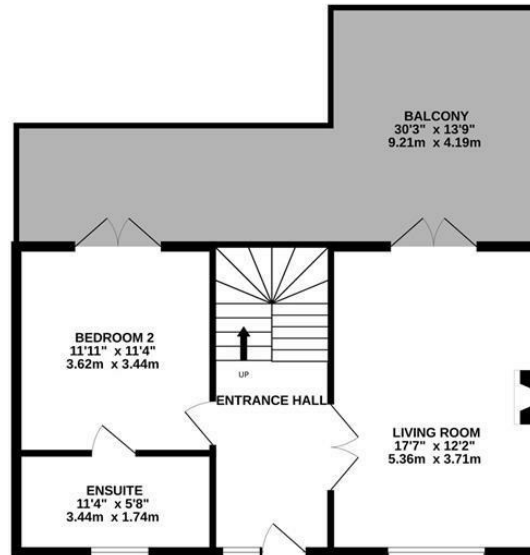
Council Tax Band F



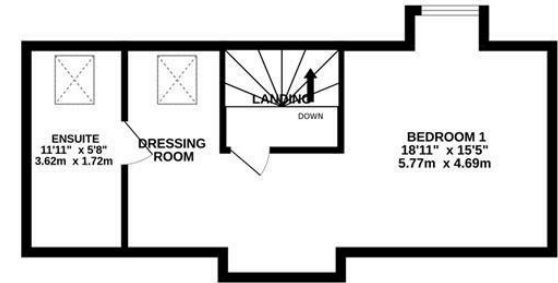
LOWER GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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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