

Local expertise with powerful national marketing

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ESTATE AGENTS

THE CLOISTERS
WIMBORNE, BH21 2FP



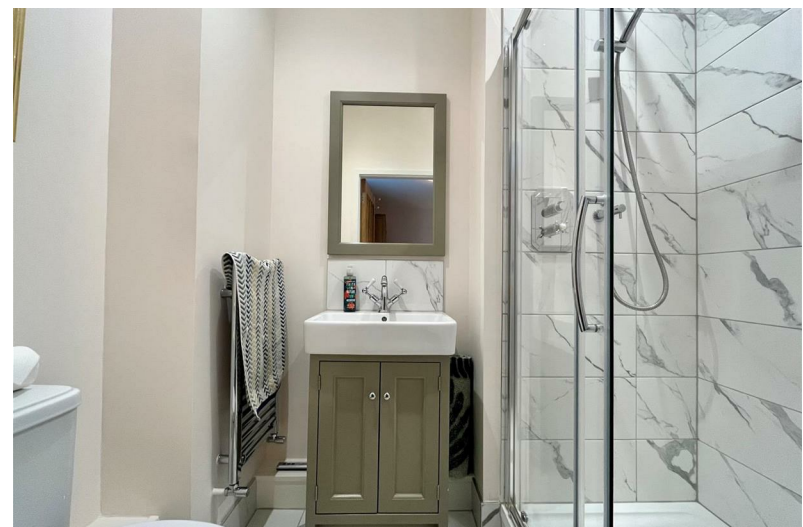
GUIDE PRICE £485,000

- CHARACTERFUL 1ST FLOOR APARTMENT
- LUXURY LIFESTYLE
- EXCLUSIVE STAPEHILL ABBEY DEVELOPMENT
- GATED DEVELOPMENT
- ACCESS TO APPROX. 70 ACRES OF COMMUNAL GROUNDS
- FULLY FURNISHED OPTION AVAILABLE
- 2 ALLOCATED PARKING SPACES + VISITOR PARKING
- LARGE LIVING ROOM OVERLOOKING THE ABBEY
- KITCHEN/BREAKFAST ROOM OVERLOOKING CLOISTER GARDEN
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM

NO FORWARD CHAIN - FULLY FURNISHED OPTION AVAILABLE - This characterful LUXURY APARTMENT is located in the EXCLUSIVE GATED STAPEHILL ABBEY DEVELOPMENT and benefits from access to APPROX. 70 ACRES OF COMMUNAL GROUNDS to include a historic fountain and a lake.

The development is accessed via secure electric gates, with two allocated parking spaces for this property, as well as plenty of visitor parking for your guests.

This home is accessed via a short walk and through a communal "Cloister garden" which offers a charming place to relax and enjoy the stunning scenery surrounding, of the old chapel building.



A security door provides access to the large entrance hall, servicing only this apartment and one other. The entrance hall itself is tastefully decorated, incorporating original artefacts and pews from the Abbey itself, as well as a historic well. The well is a unique feature and is covered with glass and lit.

The property is to the first floor and can be accessed via the lift or staircase, both of which servicing only the two apartments.

The landing outside the apartment is spacious and immaculately maintained.

Once inside, you are greeted into a welcoming entrance hall which includes a large storage cupboard housing the central heating system.

The large living room is a real feature with two decorative windows overlooking the Abbey and communal grounds. As much as possible of this historic development has been retained and restored.

There is an opening into the kitchen/breakfast room, which again benefits from a feature window overlooking the Abbey and Cloister garden. The kitchen itself is well appointed with integral appliances and plenty of storage.

A unique feature is the several steps up from the kitchen into what was initially used as a characterful bedroom.

The principle bedroom is a large double with an ensuite shower room, there is a decorative window with a charming outlook across to other characterful homes within the development.

Bedroom two is also a generous double with a wonderful feature window to enjoy the delightful outlook.

The family bathroom is fitted with a bath and shower over, again the window is a real feature.

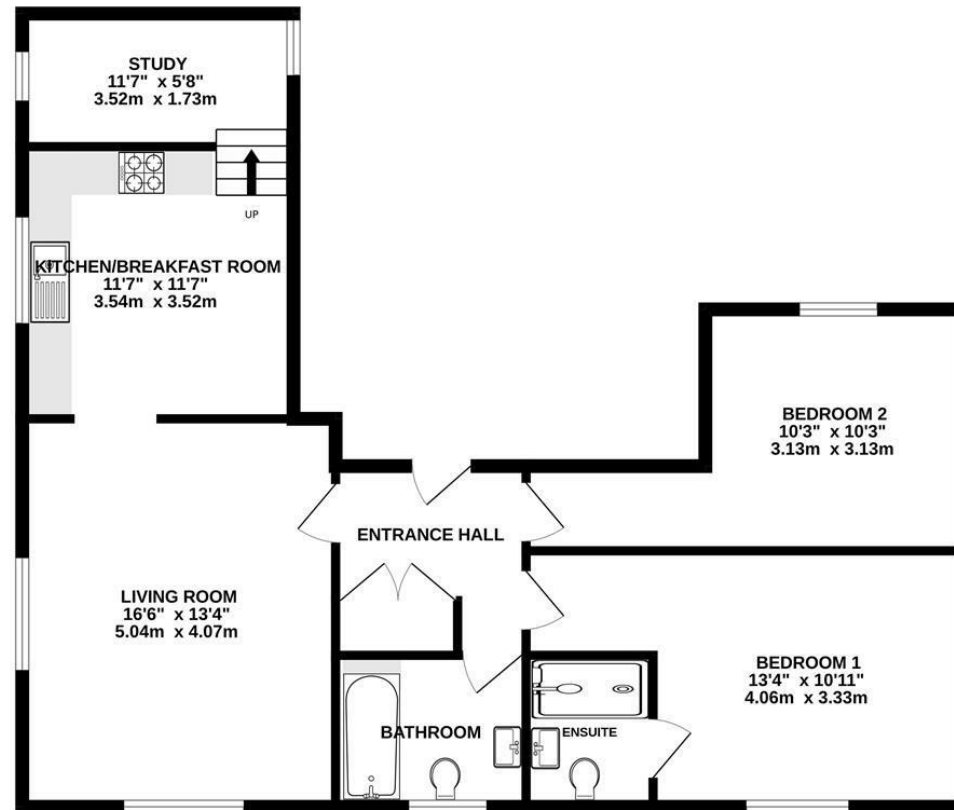
This property also benefits from a "lock up" storage space, which has been partially shelved.

Stapehill Abbey offers a unique opportunity to enjoy a luxury lifestyle on a private gated development with the enjoyment of approx. 70 acres of maintained communal grounds, in a historic setting.

Additional Information
Most furniture & curtains are available by private sale
Agents Note: There is an Annual Service Charge of £5,785.39 and Buildings Insurance of £800
Property Materials: Original sash timber framed windows
Lease Restrictions: Dogs are under a license
Energy Performance Rating: C
Council Tax Band: E
Tenure: Leasehold
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Conservation area: No
Listed building: Yes
Tree Preservation Order: Yes
Parking: 2 allocated parking spaces & visitor parking
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 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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