

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

WIMBORNE ROAD WEST  
WIMBORNE, BH21 2EB



# GUIDE PRICE £625,000

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- GRADE 11 LISTED BUILDING
- PRESTIGIOUS STAPEHILL ABBEY
- EXCLUSIVE GATED DEVELOPMENT
- APPROX. 70 ACRES OF COMMUNAL GROUNDS
- PARKING FOR 2 CARS AT PROPERTY
- ADDITIONAL VISITOR PARKING
- SIZEABLE REAR GARDEN
- SYMPATHETICALLY MODERNISED THROUGHOUT
- OPEN PLAN KITCHEN/FAMILY ROOM
- 3 BEDROOMS ALL WITH EN-SUITE BATHROOMS

The property includes parking for two vehicles at the front, with additional visitor parking conveniently located nearby. The side access leads you to a generous private rear garden, perfect for outdoor relaxation and entertaining.

Internally, the cottage has been sympathetically modernised, ensuring that it meets the needs of contemporary family life while preserving its original charm. The entrance hall welcomes you into the home, with a downstairs cloakroom conveniently situated to the right. To the left, you will discover an open plan kitchen and family room, designed for both functionality and style. This space features a large breakfast bar and is fully integrated, making it ideal for family gatherings. A separate utility room adds to the practicality of this well-designed area.

Adjacent to the kitchen, a home office provides a quiet space for work or study, leading you through to the staircase and lounge. The lounge is a cosy retreat, complete with a log burner and direct access to the rear garden, creating a seamless connection between indoor and outdoor living.



Upstairs, the property boasts three well-appointed bedrooms, each with its own ensuite bathroom, ensuring comfort and privacy for all family members. This delightful cottage truly offers a rare opportunity to enjoy a harmonious blend of historic elegance and modern convenience in a sought-after location.

#### Additional Information

Agents Note: Agents Note: There is an Annual Service Charge of approximately £1,460 pa towards the Estate Gardens.

Energy Performance Rating: E

Council Tax Band: D

Tenure: Freehold

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

Conservation area: Yes

Listed building: Yes

Tree Preservation Order: Yes

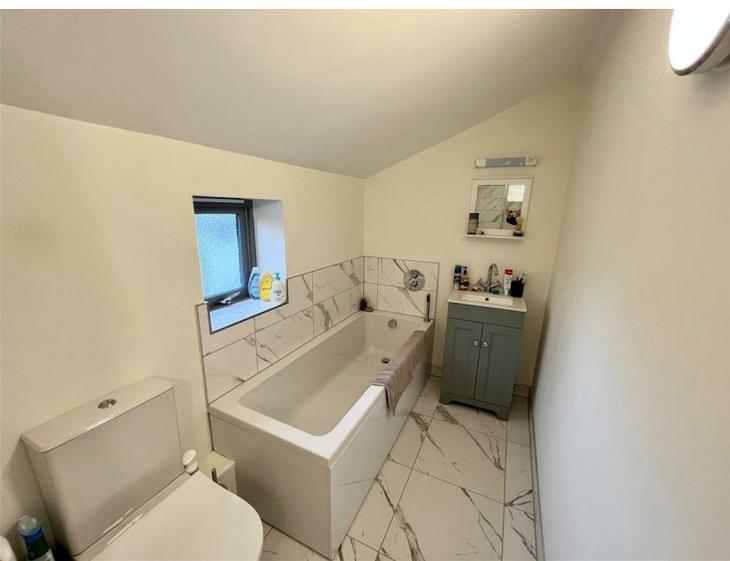
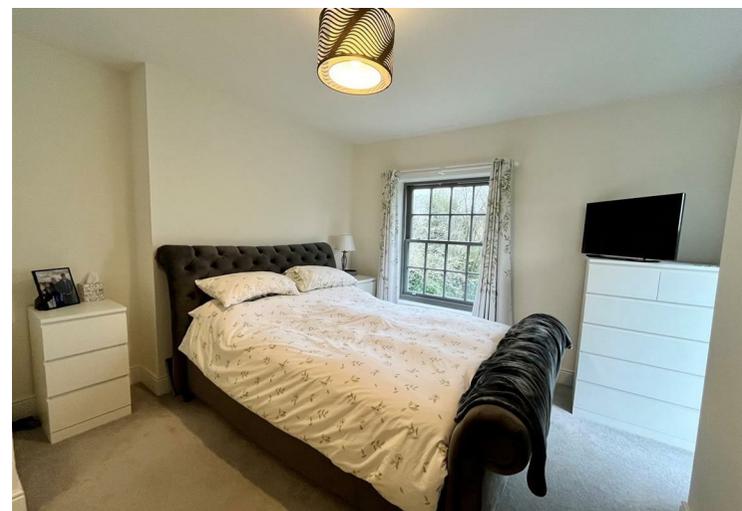
Parking: Private driveway

Utilities: Mains Electricity, Mains Gas, Mains Water

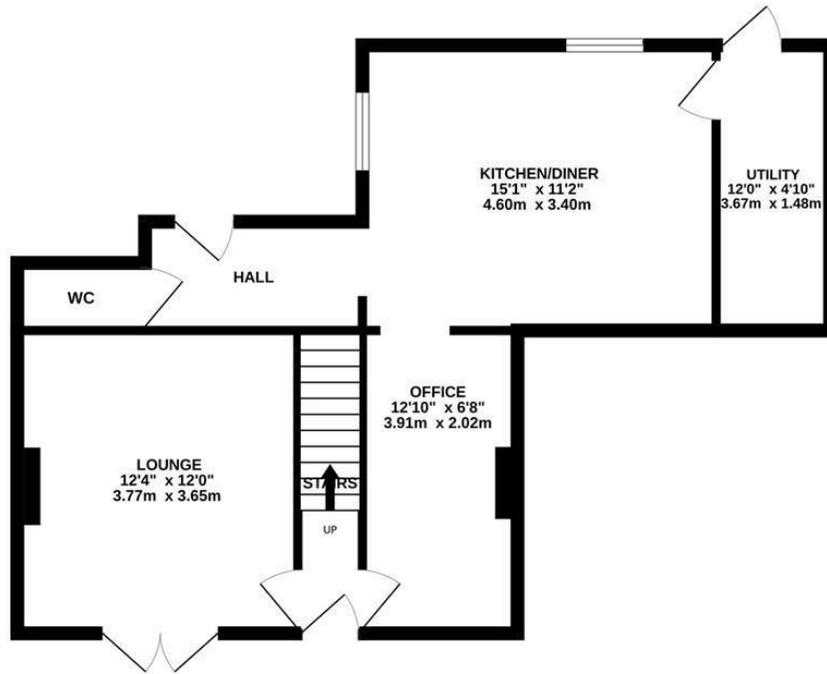
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

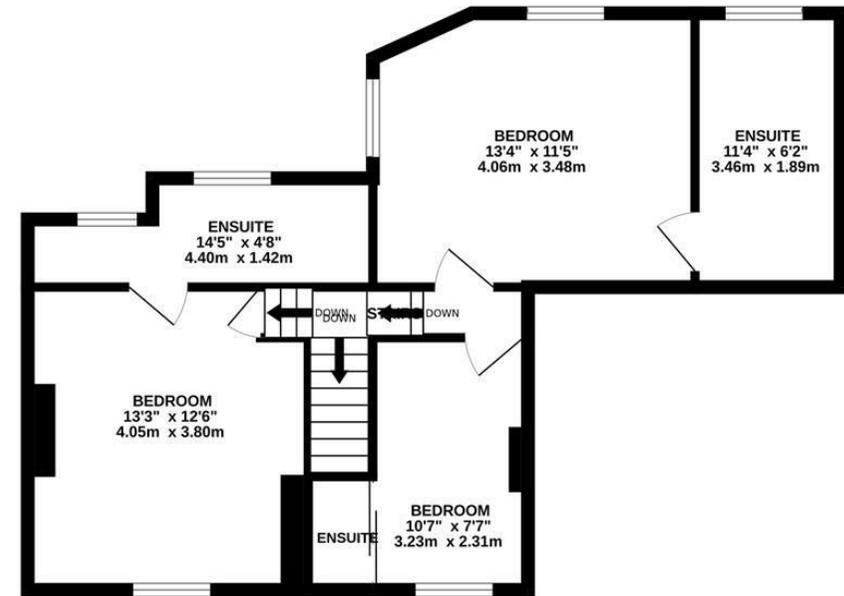
Mobile Signal: Refer to Ofcom website



**GROUND FLOOR**  
569 sq.ft. (52.9 sq.m.) approx.



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



**TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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