



EDWARDS  
ESTATE AGENTS

OLIVERS ROAD  
WIMBORNE, BH21 2NU



# GUIDE PRICE £850,000

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- STUNNING ARCHITECT DESIGNED FAMILY HOME – BUILT 2014
- BRICK AND TIMBER FRAME CONSTRUCTION WITH RED CEDAR CLADDING
- MONOPITCH ROOF WITH SEDUM PLANTING
- EXCEPTIONAL FIRST FLOOR OPEN PLAN LIVING WITH BALCONY
- FOUR BEDROOMS – EACH WITH ADJOINING BATHROOM/SHOWER ROOM
- SEPARATE UTILITY
- UNDERFLOOR HEATING THROUGHOUT
- BEAUTIFULLY LANDSCAPED TERRACES
- AMPLE OFF ROAD PARKING AND CAR PORT

This superb family home offers spacious, light, airy and versatile accommodation. Built into a gentle gradient, the living space is primarily at first floor level to maximise the far reaching southerly views.

The hub of this unique property is undoubtedly the open plan living/dining/kitchen extends to an adjoining balcony – a perfect spot for morning coffee or alfresco dining! The living area features a contemporary woodburner and the high gloss luxuriously appointed kitchen includes an island unit and a high specification of integrated appliances including Quooker boiler tap, NEFF oven, microwave and steam oven and two warming drawers as well as freezer, two fridges, induction hob and cooker hood.

Further accommodation at this level includes a study/bedroom four, a dual aspect room with an adjoining ensuite shower room.

At lower ground level there are three generously sized double bedrooms all with stylishly appointed ensuites – two of which offer showers and one with bath/shower. From bedroom two there is access to a utility room fitted with Microwave, dishwasher, sink with boiler tap, washing machine and fridge. This room also houses the boiler which controls the water underfloor heating throughout, vertical tank, immersion heaters, water softener and filter system.



A private courtyard can be accessed directly from Bedroom two and the utility room.

Outside, the creatively styled terraced gardens are beautifully manicured. To the north side the gardens surround ample off road parking and wooden steps lead up to a paved seating area. An office/studio adjoins the car port and is fitted with a storage cupboard, sink with hot and cold water supply, power points and a separate fuse box. The south garden is arranged over three levels with established planting, artificial grass and paving with integral flower beds. Alongside the paved pathway from north to south there are three large storage sheds, as well as an outside tap.

**Additional Information:**

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lateral living

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Ample offroad parking and car port.

Utilities: Mains electricity, mains gas, mains water

Heating: Underfloor heating throughout

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

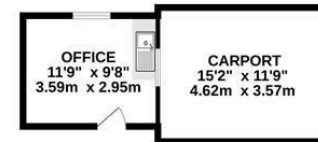
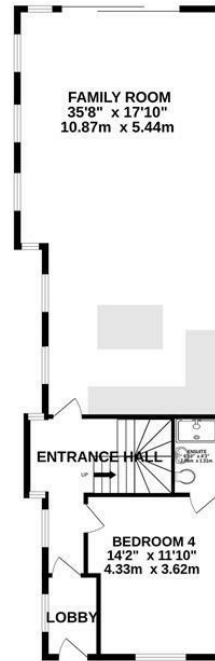
Mobile Signal: Refer to Ofcom website



LOWER GROUND FLOOR  
900 sq.ft. (83.7 sq.m.) approx.



GROUND FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 2183 sq.ft. (202.8 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

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595