

EDWARDS  
ESTATE AGENTS



BATCHELORS LANE  
WIMBORNE, BH21 7DS



# GUIDE PRICE £1,750,000

- CONVERSION OF REDUNDANT FARM BUILDINGS SET IN APPROXIMATELY TWO ACRES
- SINGLE STOREY FOUR BEDROOM DETACHED PROPERTY APPROACHING 3,000 SQ.FT.
- SPACIOUS OPEN PLAN LIVING/FAMILY/KITCHEN
- THREE ENSUITES, SHOWER ROOM, CLOAKROOM AND UTILITY
- GARAGE AND AMPLE PARKING
- FURTHER POTENTIAL FOR OUTDOOR FACILITIES BY NEGOTIATION
- HIGH SPECIFICATION BUILD THROUGHOUT
- BUY OFF PLAN AND WATCH YOUR DREAM HOME EVOLVE (BUILD CONTRACT)
- ADDITIONAL LAND AVAILABLE TO PURCHASE

~~Entered Separately Negotiation~~ location, surrounded by beautiful Dorset countryside, yet within a short drive of Wimborne town, this good sized plot has Planning Permission P/VOC/2025/00470

to re-model existing farm buildings on the site to create a four bedroom, single storey family home with approximately 3,000 sq.ft of accommodation.

This contemporary style property will embrace and maximise its surroundings to provide a luxuriously appointed living space - primarily open plan – overlooking the garden and views beyond.

Of the four bedrooms, three are doubles – each with an ensuite, and Bedroom four is more compact and could equally serve as a study/office. There is also a separate shower/bathroom, cloakroom and utility.

The property will be constructed to an exacting standard with high specification fixtures



and fittings with choices available subject to purchase by build contract.

Images online are computer generated and illustrate the endless possibilities to create a home to suit the buyer's specific needs. Purchase off plan and enjoy the involvement of seeing your dream home evolve. Potential to further enhance the build with outdoor facilities such as plunge pool with covered terrace, kitchen for alfresco dining – all negotiable variations for discussion.

An exciting opportunity not to be missed!







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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