



*276 Wimborne West Road, Stapehill, Wimborne, BH21 2FP*

SPENCERS  
NEW FOREST







## The Property

A rare opportunity to purchase this contemporary, four bedroom, three bathroom, converted residence which further benefits from a large, open plan living space. This residence is situated within a private, gated estate of only 38 properties and is nestled within the beautiful grounds and gardens of Stapehill Abbey.

Outside, there is a terraced area, screened by mature hedges which catches the afternoon sun, perfect for alfresco dining. You are also able to walk onto the beautifully landscaped grounds which consists of an array of trees, water features, shrubs and lake, all just from your back door!

On the ground floor, there is;

- A cloakroom and entrance hall which leads into a large open plan living space
- A practical, fully integrated kitchen with a good range of base, wall and drawer units and ample contemporary work surface
- The large, open plan, dual aspect living room with feature wood burning stove looks out onto the gardens and courtyard
- There is further space for a dining area and study
- On the first floor, there is an impressive, dual aspect principle bedroom serviced by a beautiful en suite bathroom and views towards the communal gardens
- The second bedroom is also a generous double bedroom and benefits from an en suite shower room
- The second floor homes another two bedrooms as well as a family bathroom



1



4



3



## FLOOR PLAN

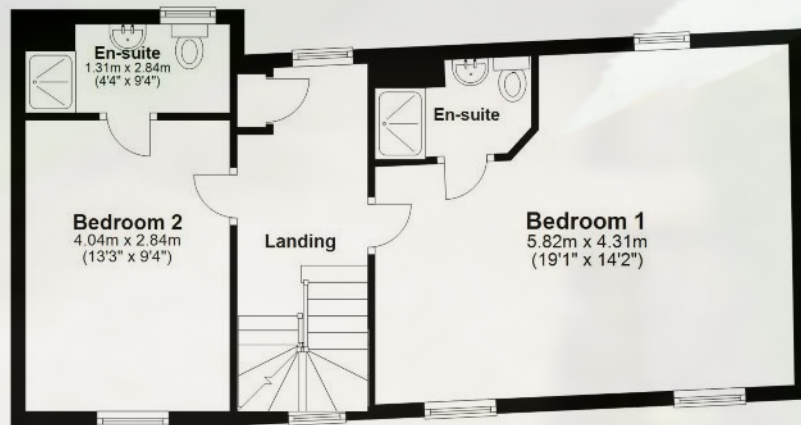
### Ground Floor

Approx. 59.2 sq. metres (637.1 sq. feet)



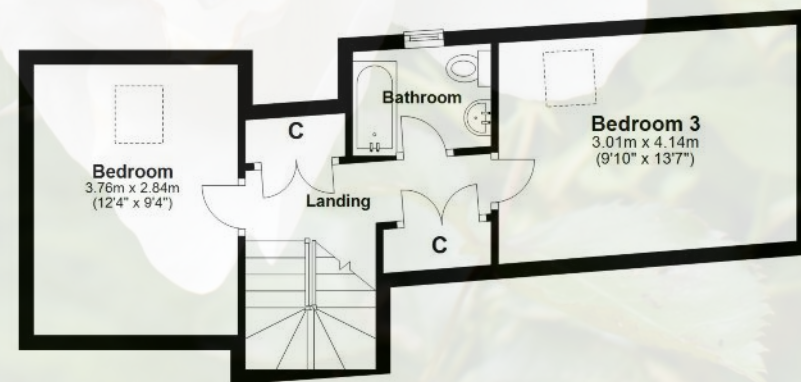
### First Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



### Second Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 147.0 sq. metres (1582.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. 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.  
Plan produced using PlanUp.







## Situation

Stapehill Abbey is located in its own grounds between Ferndown and Wimborne. Set within a significant landscape setting, great care and attention has been given to the overall site design. The Cloisters has been created from the existing buildings, with many artefact and period features retained throughout.

The town of Wimborne has medieval origins and over the years has grown into a centre of great style and culture. There are superb facilities here with quality shops, café's and restaurants surrounding the well known square. The local schools, both junior and senior, have good Ofsted ratings and there is a large sports recreation centre just outside Wimborne at Queen Elisabeth school. Good access to Poole and Bournemouth and heading West along the A31 gives a direct route to Ringwood and onwards to Southampton (via M27).



## Directions

Get on A31 from The Furlong and Mansfield Rd/B3347. Follow A31 to Wimborne Rd W/B3073 in Dorset. Turn left onto Wimborne Rd W/B3073 and your destination will be on your left hand side.

## Services

Energy Performance Rating: B

Council Tax Band: F

All Mains Connected

Available download speeds of up to 46 Mbps (Superfast)





## Points Of Interest

As the crow flies...

Verwood	7.6 miles
Moors Valley Country Park	7.2 miles
Salisbury	24 miles
Ringwood	7.4 miles
Moyles Court School	10 miles
Castlepoint Shopping Centre	6.8 miles
Bournemouth	8.5 miles
Christchurch	9.4 miles

## Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: [ringwood@spencersnewforest.com](mailto:ringwood@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)