

The Cloisters

276 Wimborne Road West, Wimborne BH21 2FP



HEARNES

WHERE SERVICE COUNTS



“Exceptional three bedroom Grade II listed home embracing a unique ‘lifestyle’ amongst the original Staplehill Abbey, with a stunning private garden”

FREEHOLD PRICE £635,000

This thoughtfully converted mid terrace home combines modern living and high specification with a wealth of original features and is one of the few properties positioned opposite and overlooking the original Abbey in a prestigious courtyard setting, with its remaining NHBC 10 year warranty from 2018.

The Cloisters is a collection of luxury, individually converted properties, that were part of a complete restoration of the original Staplehill Abbey and its attached nunnery built in the mid 1800's, providing exclusive lifestyle living within the confines of 70 acres of stunning manicured communal landscaped grounds with a historic fountain, picturesque lake and private secure gated access.

The accommodation has been designed to a high specification, comprising three first floor double bedrooms served by a luxury ensuite and main bathrooms with Trevatone marble effect tiling, a spacious dual aspect lounge/dining room with patio doors to the private garden, central chimney recess with solid wood burner and a cosy wood burner, enhancing the cottage feel, a bespoke quality fitted kitchen with quartz worktops and breakfast area.

Other benefits include a separate WC, gas central heating, partial double glazing combined with the charming original peaked windows, spacious entrance hall, private garage, allocated and resident parking and the benefit of a stunning southerly aspect private cottage garden and patio (available to only a handful of property on the development).

Ground floor:

- **Ornate cast iron entrance porch** and personal gate to the front door
- **Entrance hall**, reception space and stairs to the first floor
- **Lounge/dining room**, well appointed dual aspect room with windows to the front and rear and French doors to the private garden, central chimney recess with solid wood burner
- **Kitchen/breakfast room**, stylish modern kitchen comprising range of base and wall mounted units with adjoining quartz worktops, butler sink and window above overlooking the abbey, integrated oven, microwave oven, halogen hob and extractor above, integrated dishwasher, fridge freezer, washing machine and door to larder cupboard
- **Ground floor cloakroom, WC**

First floor:

- **landing**, window to front aspect, door to deep storage cupboard
- **Bedroom one**, charming original windows with decorative arches and door to
- **En-suite**, stylish modern fitted dual shower cubicle, vanity unit with monobloc basin, WC, plantation shutters
- **Bedroom two**, original style window to rear aspect
- **Bedroom three**, original decorative arch window
- **Bathroom**, luxury matching suite, comprising panelled bath, with wall mounted shower unit, plantation shutters, tiled flooring and partial walls

COUNCIL TAX BAND: E

EPC RATING: C

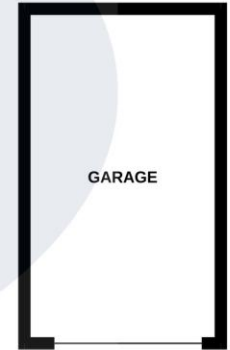
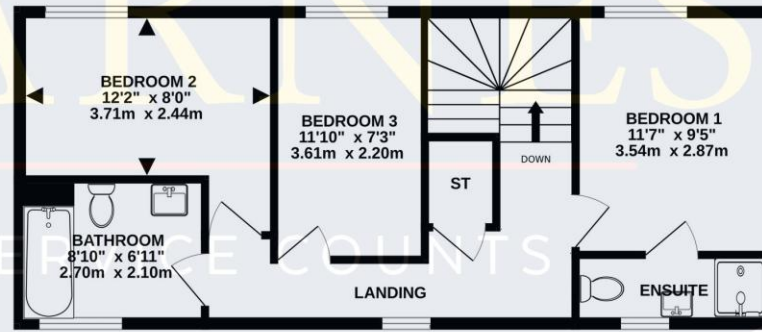
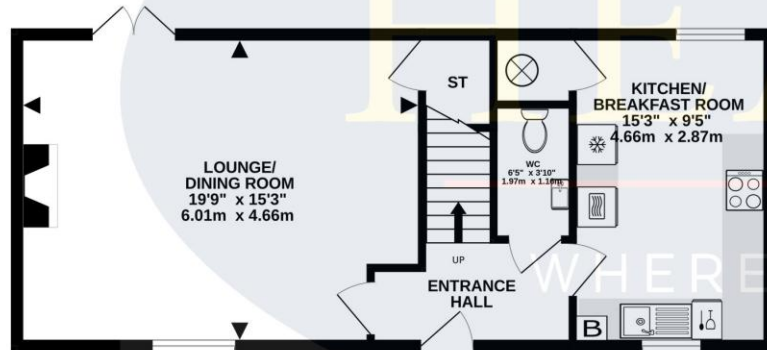




TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

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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NOT LOCATED IN EXACT
POSITION
151 sq.ft. (14.0 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- **Private garage** with up and over door and internal power
- The property has a private section of frontage within the **attractive courtyard** setting and gated access from the parking area
- **40ft x 35ft Private rear garden**, attractive cottage garden with southerly secluded and particularly **private outlook**, landscaped in two sections with **level lawn** and **old stone pavia patio**, with step up to pathway leading to a single gate which in turn gives access through a **charming pergola style** communal pathway to the stunning communal grounds, enclosed by mature well maintained hedging and trellis

Annual communal costs

£3,700 per annum

Plus £1,200 insurance contribution



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