



## 11 The Cloisters

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

A beautifully converted, Grade II Listed 4 double bedroom house in one of Dorset's most architecturally important modern developments, Stapehill Abbey, which is set within 30 acres of elegantly landscaped grounds.

PRICE GUIDE: £685,000  
FREEHOLD



Christopher  
**Batten**

in association with

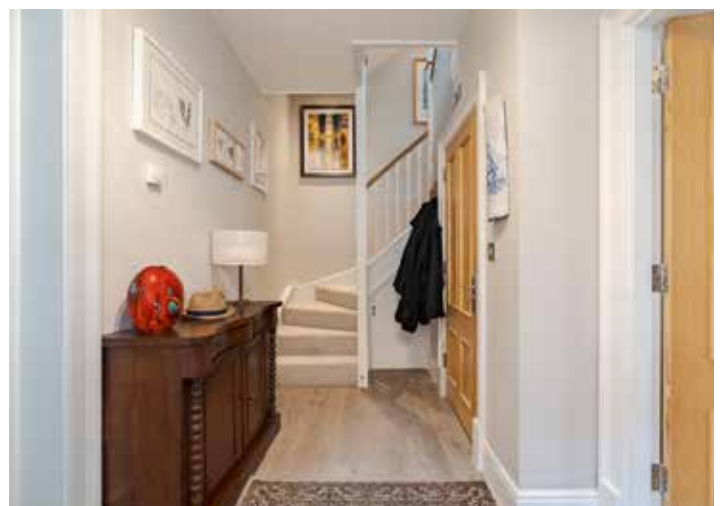
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The Cloisters is a series of buildings set around the original abbey and its attached nunnery which boast a wealth of stone features, antique bricks and other heritage features, creating an outstanding private development of the highest quality.

Number 11 is tastefully presented throughout and features 4 spacious bedrooms, 3 well appointed bathrooms, a south facing private terrace and a double garage in a nearby complex.

From a central courtyard, the front door opens into a spacious entrance hall with an under stairs cupboard and a ground floor cloakroom (with WC and wash basin). There is a nicely proportioned, dual aspect sitting room featuring a fireplace.



 1  4  3



The spacious kitchen/breakfast room has Shaker style units, dishwasher, Neff hob, extractor, oven, microwave, fridge-freezer, Viessmann gas central heating boiler, space and plumbing for washing machine, and door to the property's private garden.

From the hall, stairs lead to a first floor landing with fitted shelving and an airing cupboard housing a pressurised hot water cylinder. The large principal bedroom has fitted wardrobes and an en suite shower room (with shower, wash basin and WC). Bedroom 2 has 2 Gothic style windows and an en suite shower room (with shower, wash basin and WC).

The galleried second floor landing has a large walk-in store room. Bedroom 3 has a conservation skylight and bedroom 4 has a gable window, a conservation style skylight and a walk-in closet. There is also a well appointed bathroom with bath (with shower and screen over), WC and wash basin.

Immediately adjacent to the property there is a private, south facing terrace. Within the nearby garage complex the property has a double garage (with 2 up-and-over doors, power and lighting).



Stapehill Abbey is approached through secure electric gates. A long driveway sweeps around to the converted abbey and a further 27 newly built homes set within stunning communal landscaped gardens available to all the homes.

Particular features include a courtyard with an ornate fountain, beautiful tiled walkways, barbecue areas, a children's play area, a wealth of planting and ample space for scenic walks. The abbey grounds end at a stunning lake with a fountain.

The communal areas are maintained by a residents' association and management company. The most recent service charge was £6,000 per annum with a separate fee (approximately £1400) for Buildings Insurance.

**LOCATION:** Stapehill is a popular suburb equidistant between the centres of Wimborne and Ferndown, with a post office/shop, The Old Thatch Inn and a garden centre. There is easy access to the A31 for Ringwood and the M27 to Southampton, and to Bournemouth Airport. Mainline railway stations are located in the nearby coastal towns of Poole and Bournemouth.





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**DIRECTIONS:** From the Canford Bottom gyratory system, proceed towards Ferndown on Wimborne Road West. Before reaching The Old Thatch Inn, turn right into Augustin Drive which leads to the Stapehill Abbey development.

**COUNCIL TAX:** Band G

**EPC RATING:** Band B







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