



11 Kestrel Close, Wimborne, Dorset
BH21 1WP

A beautifully presented 4 bedroom detached house on the prestigious Wyatt Homes Rivers Edge development, within walking distance of Wimborne Square.

PRICE GUIDE: £750000
FREEHOLD

Council Tax: Band F
EPC Rating: Band B





Built to a high of specification to the Osmington design, and completed in February 2025, this stylish home provides spacious, well proportioned accommodation benefitting from gas central heating and double glazing. It is situated at the end of a small cul-de-sac with easy access to river walks up to Pamphill. A driveway offers off road parking and leads to a garage with up-and-over door.

The house is sold with the remainder of its 10-year building warranty, and features oak-faced interior doors, sculpted coving, carpeting and luxury vinyl flooring.

A gabled entrance porch (with exterior light) leads to a spacious reception hall with a ground floor cloakroom.



1



4



2



The nicely proportioned living room features a stone fireplace (with inset gas fire).

There is a spacious open plan kitchen/dining room with an excellent range of units, quartz worktops, integrated Neff induction hob, extractor, dishwasher, Neff electric oven and combination oven, fridge-freezer, laundry cupboard and French doors to the rear garden. There is also a separate utility room with sink, and space and plumbing for washing machine.



Stairs lead to a first floor landing with an airing cupboard (with pressurised hot water cylinder and Ideal gas central heating boiler).

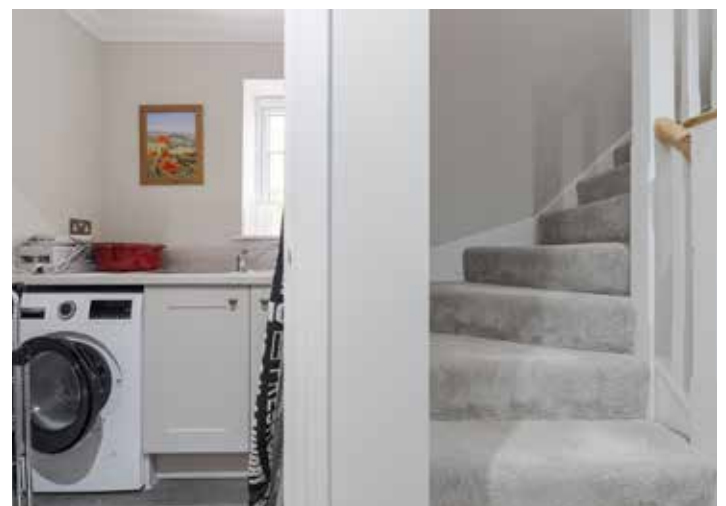
Bedroom 1 has built-in wardrobes and an en suite shower room. Bedrooms 2 and 3 have built-in double wardrobes, and bedroom 4 has a loft access. The family bathroom comprises bath (with shower and screen over), WC and wash basin.

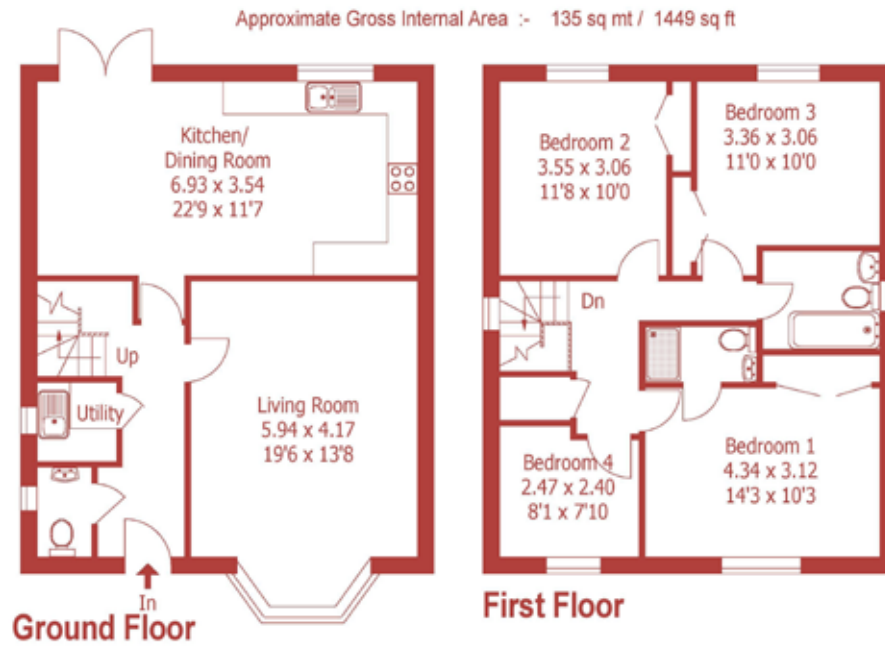


The front garden is planted with shrubs. A stone driveway at the side of the house leads to a spacious single garage (with electric up-and-over door, lighting and power points). A side gate gives access to the nicely enclosed rear garden which has a paved patio, a lawn and exterior lighting.

The communal areas of the development are managed by Abbey Estates, Bournemouth, and the current service charge, payable twice yearly, is £145.14.

Location: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools.





For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



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There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From the Pye Corner roundabout at the junction of King Street, West Street, Victoria Road and Julians Road, proceed into Victoria Road, towards Blandford. Turn left into Cuthbury Gardens. At the T-junction, turn right, and Cuthbury Gardens becomes Farris Avenue. Kestrel Close can be found at the far end, on the right hand side. Number 11 is towards the head of the cul-de-sac.







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