



RIVERS EDGE
WIMBORNE MINSTER



W E L C O M E T O

Rivers Edge

At Rivers Edge you will discover a collection of new luxury homes, meticulously crafted and finished to an impeccable standard. The quality inside is matched only by the stunning location, one that inspires discovery, exploration and reflection each and every day.



N E S T L E D I N T H E H E A R T O F T H E

Dorset Countryside

Wimborne Minster is defined by its charm, beauty and heritage.

The development's idyllic backdrop provides a number of opportunities for exploration and discovery. The Cranborne Chase Area of Outstanding Natural Beauty is also on your doorstep, with over 380 square miles of rich landscapes, vast river valleys and imposing hillsides.

The area is also an oasis of historic villages and charming towns, with an array of grand landmarks found in between. One of note is Kingston Lacy, a magnificent Venetian manor that is home to an incredible collection of Egyptian artefacts, a marvellous art collection and a beautiful Japanese garden. It's also surrounded by 8,500 acres of designed and maintained landscape for you to immerse yourself in.



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Q U I N T E S S E N T I A L M A R K E T T O W N L I V I N G

At its finest

Whether you prefer a slower pace of living, enjoy the finer things in life or are seeking adventure, Wimborne Minster provides an abundance of opportunities, escapes and explorations.

Take the local shopping scene for example, with the choice of familiar high-street mainstays and supermarkets, as well as the range of quaint independent boutiques found hidden throughout its winding streets and narrow lanes.

A local favourite for many, Pamphill Dairy is found along Cowgrove Road just over a mile from the homes at Rivers Edge. Here you will find its popular farm shop that offers an extensive range of locally sourced food and drink, a butcher supplying fresh meats and a café offering all your homely favourites.

Wimborne Minster is also home to a range of eateries, from longstanding pubs offering your traditional favourites to restaurants, in addition to the choice of bakeries, stylish coffee shops and charming tea rooms.

The renowned Kingston Lacy is just a stone's throw away as well, with its imposing 17th-century Venetian-style manor housing collections of historic artefacts and art collections, along with its beautiful surrounding gardens and 8,500 acres of untouched countryside.

Cricket is popular as well, with Kingston Lacy also home to its own cricket club, whilst Wimborne & Colehill Cricket Club is also nearby, both ideal for players and spectators alike. Whether you are a seasoned player or a keen beginner, there is a choice of golf clubs on your doorstep suiting all handicaps, including Broadstone Golf Club and Knighton Heath Golf Club. Meanwhile, those who feel more at home on the water can find Poole Harbour Canoe Club perfectly placed on the banks of the River Stour. Wimborne Minster also has its own football club, with Rivers Edge occupying its former ground. Recognising the club's importance to the community, Wyatt Homes built a new facility for the club elsewhere, which includes two pitches, spectator stands, a clubhouse and parking.

Those who prefer land can find New Forest National Park just on the doorstep. This magnificent area is home to beautiful species of plants and wildlife, endless ranges of ancient woodland, heathland and coastline, and a unique collection of historic sites, villages and monuments. All on your doorstep to be explored.

W O N D E R F U L P L A C E S T O E N J O Y

Close to Wimborne Minster

Whether you commute to a neighbouring town or work all across the area, you'll be perfectly placed to take advantage of the impressive local travel network.

Rivers Edge is ideal for professionals working in Bournemouth, around 12 miles away, together with those needing to reach either Christchurch or Poole on a daily basis. Those travelling further afield, or simply looking for a day out, are catered for at Bournemouth Station, which provides regular services to Southampton, Weymouth and even the capital.

Bournemouth also boasts its own airport, ideal for business travellers and holidaymakers alike. It offers regular flights to a number of incredible locations across the globe.

From those seeking a new position to those about to begin their journey into working life, the local area is perfect for career-focused individuals. The surrounding industrial estates are lined with traders and businesses across various sectors, with nearby towns home to further opportunities.

Families will have a wide choice of well-regarded schools on their doorstep across several sectors. Canford School is a renowned co-educational boarding school for ages 13-18, and is just

2.6 miles away, with Queen Elizabeth's School also nearby for ages 13-18, which is judged as Good by Ofsted in 2021.

There's also Wimborne First School for ages 2-9, also judged as Good by Ofsted in 2021, along with Allenbourn Middle School for ages 9-13, which boasts a rating of Ofsted rating of Outstanding in 2021. Both of these can be reached within just 1.6 miles by car.

For the independent option there is Dumpton School, an ISI 'Excellent' co-educational Nursery, Pre-Prep and Prep School, along with Castle Court School, a well-regarded Pre-Prep and Prep School just an eight-minute drive away.

Places to Visit

- The Tivoli Theatre 0.4 miles
- Museum of East Dorset 0.7 miles
- Corfe Barrows Nature Park 1.8 miles
- Kingston Lacy 2.7 miles
- Upton Country Park 7.1 miles
- Moors Valley Country Park 9.9 miles
- Go Ape Moors Valley 11 miles
- New Forest 14.3 miles
- Morden Bog Nature Reserve 14.5 miles
- Durdle Door 20.2 miles

Leisure

- Queen Elizabeth Leisure Centre 1 mile
- Poole Harbour Canoe Club 1.6 miles
- Wimborne & Colehill Cricket Club 1.7 miles
- Wimborne Town Football Club 1.7 miles
- Broadstone Golf Club 4 miles
- Knighton Heath Golf Club 7.8 miles
- Poole Harbour 10.5 miles

Food & Drink

- The Minster Arms 0.2 miles
- The Oddfellows Arms 0.4 miles
- The Wimborne Pig 0.4 miles
- Piccolo Mondo Ristorante 0.7 miles
- The Short & Sweet Co. 0.7 miles
- Le Petit Prince Patisserie 1.2 miles





A Q U I N T E S S E N T I A L L Y E N G L I S H B L E N D O F

History & Hospitality

Wimborne Minster has a story to tell, with its past kept alive by its various historic buildings, from the elegant Minster Church to the Grade II listed Priest's House Museum. In keeping with this heritage, the town's busy events calendar is headlined by the Wimborne Food and Drink Festival held in October – a celebration of local tastes and produce attracting thousands of people every year. Its culinary offering does not stop there, with Wimborne Minster boasting an array of dining opportunities that caters to a range of tastes and preferences. Whether it's a pub lunch at The Minster Arms, sampling the savoury delights at Renoufs Cheese and Wine Bar, or expanding your palette at Italian eatery Topogigio, the choice is yours. In addition to its range of high-street retailers and independent

boutiques, Wimborne Minster also has a market which pops up every weekend, consisting of indoor and outdoor stall markets, along with a farmer's market and an antiques bazaar, where you are bound to find something rare or unique. The town's Tivoli Theatre is another historic treasure, which since 1936 has showcased a variety of live shows and films, with many of the latest releases still shown today.

There's plenty to discover further afield as well, with the coastal town of Poole just a 25-minute drive away offering a large selection of shopping facilities, an idyllic harbour and several sandy beaches, all set against the beautiful backdrop of its historic buildings and museums.



A B E A U T I F U L H O M E O F

Luxury & Style

Kitchen

- Individually designed, high quality fitted kitchen with quartz worktop*
- Integrated oven, hob and extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Under-mount stainless steel sink with mixer tap

Utility (if applicable)

- Range of base units
- Stainless steel sink with drainer with mixer tap
- Laminated worktop

Bathrooms, en-suites, shower rooms and cloakrooms

- Bathrooms, en-suites and cloakrooms are with contemporary white sanitary ware with chrome fittings
- Bathrooms, en-suites and shower rooms to receive Porcelanosa tiles
- Showers in en-suites include thermostatic shower controls
- Heated chrome towel rails to bathrooms, en-suites and shower rooms
- Power supply for shaver socket/mirrored cabinet to en-suites

Decorative and internal finish

- Polished chrome door fittings to interior doors
- Ceramic floor tiling to bathrooms, en-suites and shower rooms
- Smooth ceilings throughout
- Staircases with oak hand rail and white painted spindles
- Amtico flooring to kitchen, dining, utility and cloakrooms

Electrical and lighting

- Chrome sockets in the kitchen and adjoining area
- Chrome down lighters
- Low energy pendants to bedrooms
- Power for car charging point provided to the garage
- Smoke and carbon monoxide detectors

Media and communications

- Media socket; BT, TV & Satellite in sitting room and master bedroom
- TV socket in kitchen/dining area and remaining bedrooms

Energy efficiency, heating and insulation

- Gas-fired central heating system with thermostatically controlled radiators
- Mains pressure hot water system with electronic programmer
- White uPVC double glazed windows
- Cavity wall and loft insulation

Security

- Outside lights to the front, rear and side doors

External finish

- Outside water tap to rear
- Paved patio
- Shingle drive way
- Enclosed fencing surrounding rear garden

Services

- Mains water drainage, gas and electricity

Optional extras

At Wyatt Homes we understand the importance of personalising your own home. Subject to the build stage you will be invited to view the range of samples available to customise your home, such as bathroom tiling and kitchen finishes. You will also have the opportunity to discuss any optional extras that you may wish to add.

For more details about optional extras, please speak with our Sales Advisors.

The developer reserves the right to alter or amend the specification without prior notice. Specification may vary depending on the house type you are buying.

Please speak with your Sales Advisor for full specification details.

*Quartz worktops may not be supplied as standard depending on style of property.





A P A S S I O N

For Exceptional Homes

Wyatt Homes are a long-established regional house builder, with a passion for designing and building properties of superior quality. It is this commitment to quality that has won us many prestigious industry awards throughout our history, demonstrating the high level of attention to detail we pay to each individual home.

The excellence we achieve is the result of the significant time and expertise that we invest in each and every home, no matter how large or small. From one-bedroom apartments through to large detached houses, each of our homes combine the very best in

architectural design and quality materials to offer attractive homes with high specification interiors.

In each of our individual homes, and throughout all of our developments, you can be assured that our passion for perfection and meticulous attention to detail will be evident.

At Wyatt Homes, we strive to ensure you are completely delighted with every aspect of your new home.

COMMITMENT TO

Customer Care

At Wyatt Homes we understand that buying a new home can be an exciting but stressful process and we aim to guide you through this as smoothly as possible. Once you have reserved your property and completed the necessary documentation we will place this in the hands of our Legal Department who will complete the contract pack for consideration by your legal representative. Our on-site Sales Advisors will be on hand to answer any questions you may have throughout this process.

Peace of Mind

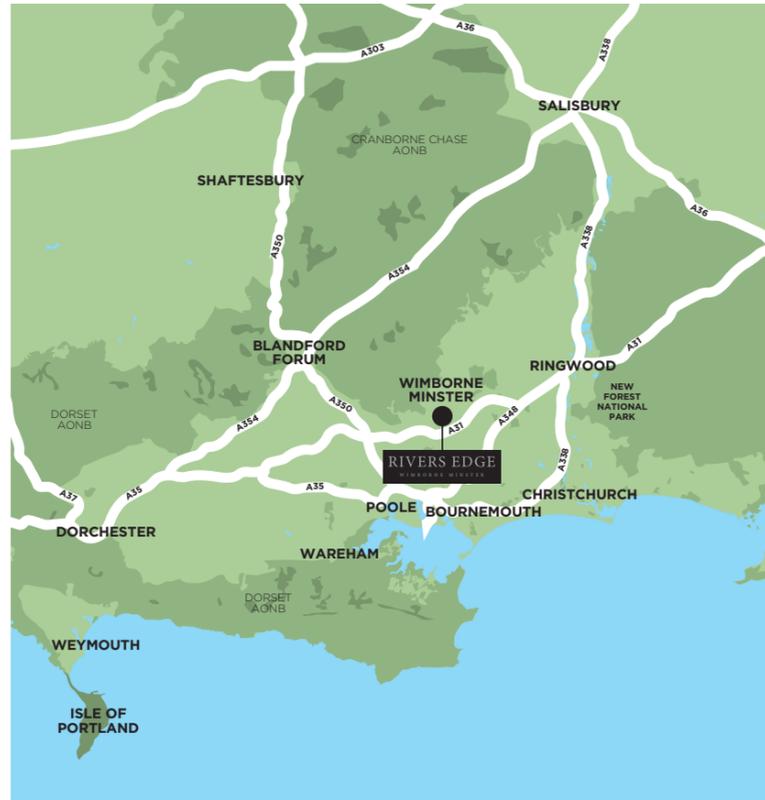
Every Wyatt Home is covered by a 10-year warranty. For further information please visit our website or contact our Sales Advisors.
Email: riversedge@wyathomes.co.uk
Telephone: 01202 886598

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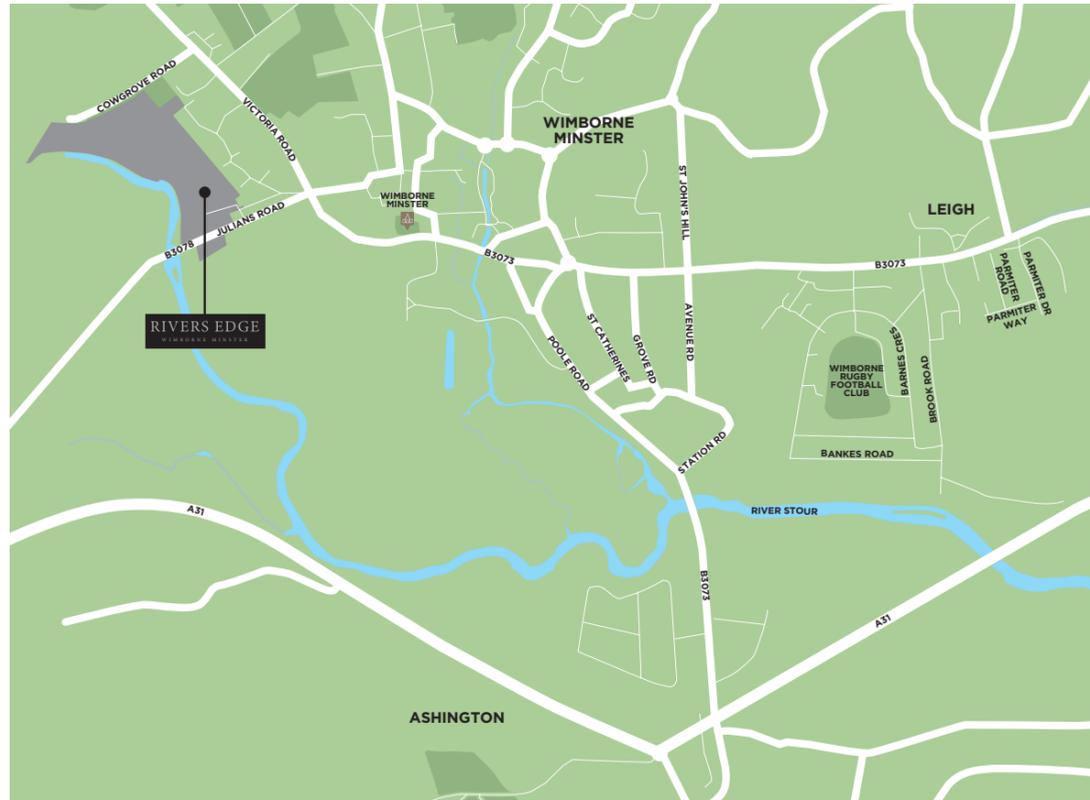


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Area map.



Local map.

Maps not to scale.

Disclaimer: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. These artists impressions, photographs, floor plans, configurations and layouts are included for guidance only. The Developer gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer in this brochure should be relied upon in relation to any particular or proposed house or development of the company. All matters contained in this Brochure must be treated as for illustration and guidance only. The information in this Brochure is subject to change without notice and the information in this Brochure does not form part of any contract or warranty. Prospective purchasers of any property should please request the latest information relating to the specific property before entering into negotiations.



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