



Plot 2 Moralee Close  
32 Rowlands Hill, Wimborne  
Dorset, BH21 1AW

A brand new 3 bedroom detached house in an exclusive development in one of Wimborne's premier locations, within walking distance of the town centre.



PRICE GUIDE: £750,000  
FREEHOLD

COUNCIL TAX: Band TBC  
EPC RATING: Band TBC

Christopher  
**Batten** in association with **Winkworth**





Moralee Close comprises 8 new build and 2 refurbished homes designed with a seamless blend of classic and contemporary styles, and finished to a high specification, enjoying easy access to Wimborne's retail, education and leisure amenities.

Whether you're seeking your first home, downsizing, or looking for something new, this select cluster of homes offers it all. The new builds retain a style in keeping with Wimborne's natural character, and sit on a gently sloping site, providing southerly views towards the Stour Valley.

Plot 2 benefits from gas central heating (underfloor heating to the ground floor), fitted carpets to all non-tiled areas, solar panels, 2 parking spaces, landscaped gardens, and comes with a 10-year warranty.

A front door leads through to the reception hall where there is Herringbone style flooring, useful storage cupboard, and a cloakroom.

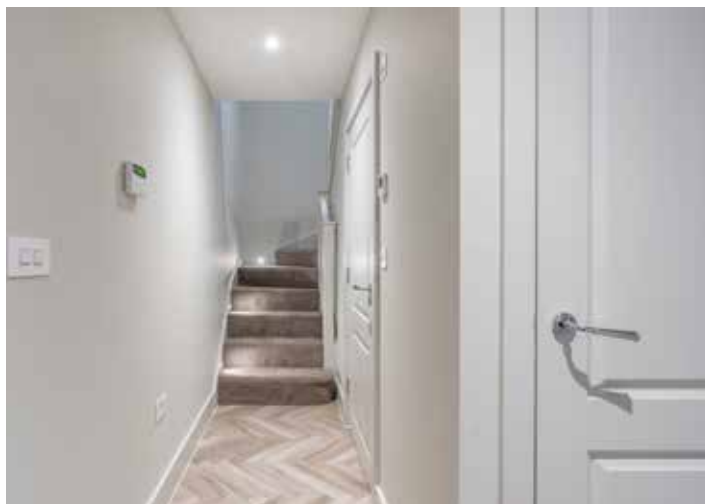


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The triple aspect living room features LED spot lighting and French doors lead out to a patio area. There is a spacious kitchen/dining/living area featuring Herringbone style flooring and LED spot lighting. The kitchen area comprises an excellent range of Shaker style units, quartz stone worktops, feature island unit with pendant lighting above, AEG single oven/combi microwave tower unit, AEG venting hob, integrated appliances (including fridge/freezer, washing machine and dishwasher), wine cooler, 2 skylights, and French doors lead out to a patio area.



From the reception hall, a staircase leads to the first floor landing. The principal bedroom has a fully tiled en suite shower room with a good sized walk-in shower, vanity unit, towel radiator, and WC. There are 2 further bedrooms, and a fully tiled bathroom comprising bath (with over head shower and glazed screen), WC, vanity unit, and towel radiator.

The rear garden has a Sandstone patio running across the full width of the property with a shrub border and a gate leading to the side of the property.



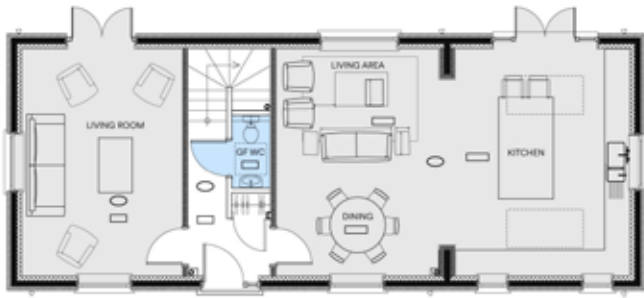
Steps from the patio lead down to the garden which is laid to lawn with a pathway to a garden gate giving access to 2 allocated parking spaces.

AGENTS' NOTE: The 8 new build homes will have a 10 year warranty, and all homes within the development are subject to an estate charge.

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. 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 Wimborne, proceed up Rowlands Hill, and Moralee Close can be found on the left hand side.





**FLOOR PLAN**  
**PLOT 2**

**Ground Floor**

**Kitchen & Dining Room**  
5.4m X 4.16m

**Living Room**  
5.37m X 3.83m

**Second Living Room**  
5.37m X 3.89m

**WC**  
1.7m X 1.00m

**First Floor**

**Master Bedroom**  
3.59m X 3.91m

**Third Bedroom**  
3.84m X 2.68m

**En Suite Bathroom**  
3.20m X 1.7m

**Bathroom**  
1.6m X 2.6m

**Second Bedroom**  
3.84m X 2.61m



**DISCLAIMER:**

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