



The Manor House
Apartment 4

Apartment 4
Farrer Estate
East Stoke
BH20 6AT

Immaculate 2 bedroom ground floor flat set in this historic manor house set within several acres of grounds and allocated parking

Guide Price £240,000

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Apartment 4 is a premium converted 2 bedroom ground floor Apartment set within the historic Manor House of the Farrer Estate, accessed via its own private entrance hallway.

The apartment is well-apportioned combining traditional features of high ceilings throughout, new sash windows and hard wood flooring.

This is prevalent when first entering the spacious hallway with high ceilings and ample space for furniture and leading to all principal rooms. sitting and dining room with its high ceilings and plenty of space for entertaining.

The Main bedroom is of a good size with high ceilings, fitted with luxury carpets, space for fitted wardrobes and furniture and light filled with a traditional large sash window to the front of the property.

Bed 2 is double in size and can also have space for a wardrobe and furniture, also fitted with luxury carpets

The bathroom is tastefully designed by Bathroom Elegance with marble tiling throughout, a bath with rain shower overhead and traditional chrome fittings, WC, vanity unit and heated towel rail.

The Kitchen is contemporary and bespoke from renowned designers' 'Kitchen Elegance', fitted with Quartz worktops and plenty of storage space via a range of wall mounted and fitted cupboards and drawers. The Kitchen offers built-in appliances of a full-height fridge freezer, washer/dryer and dishwasher.





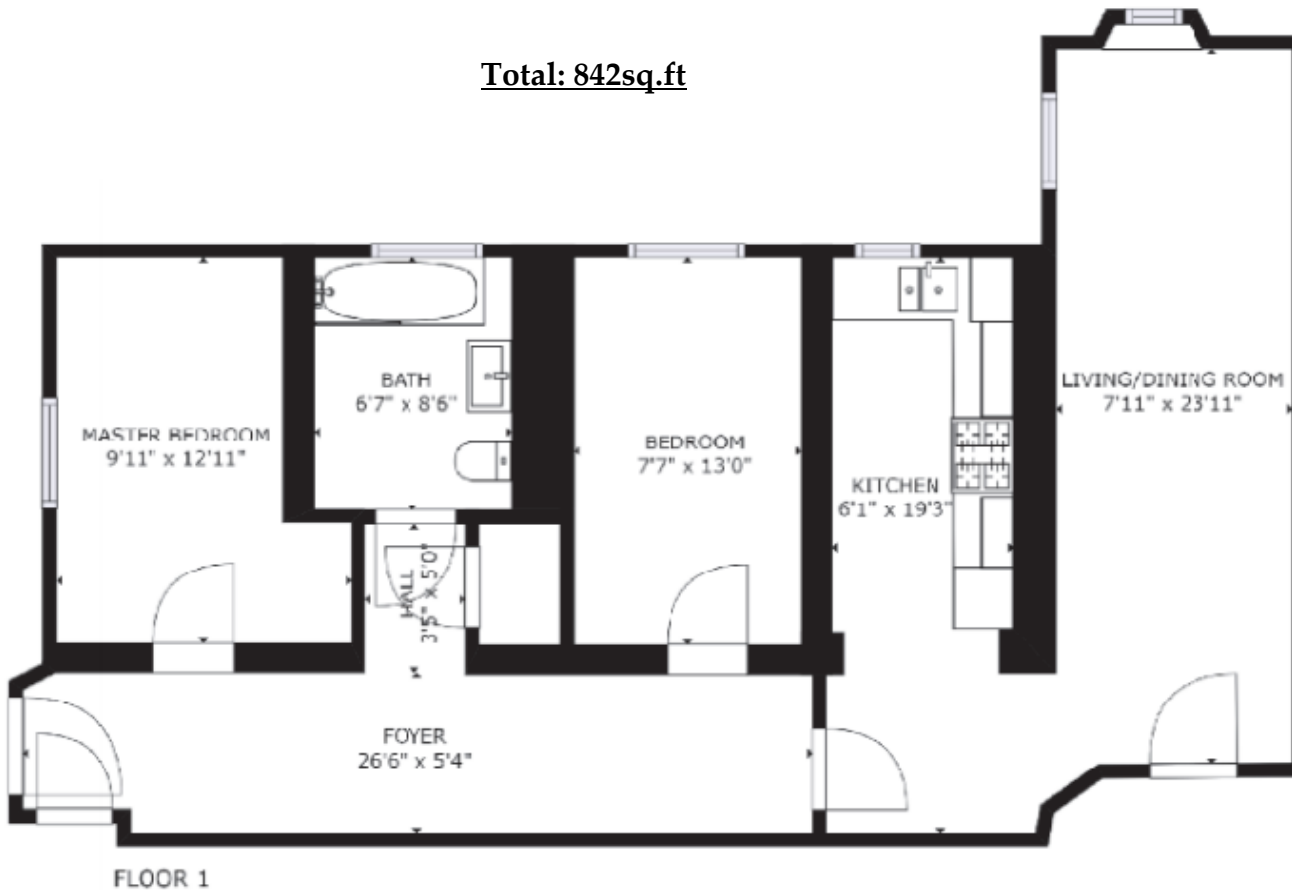
Outside, the apartment benefits from full use of the cared-for and pet-friendly communal grounds with manicured formal lawns, woodland and a pond seating area in this quiet and peaceful setting. Paths carve through the extensive south facing front lawns to a pretty garden circle where full use of the grounds is encouraged, with multiple seating areas provided.

Approached via a private sweeping drive, this apartment also offers x2 parking spaces directly to the front of the property providing easy access.

Set within several acres of grounds and located between Wareham & Wool in this readily accessible yet peaceful setting, the Farrer Estate is a unique new build development in this part of Dorset. This apartment would suit those looking for a holiday home or lock up and leave in Dorset, being only a short drive to the beautiful coastlines of Lulworth Cove, Durdle Door and Studland.



Total: 842sq.ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	52 E
21-38	F		
1-20	G		

Additional Information:

- Council Tax Band: C
- New Build Warranty (NHBC) inclusive with 4 years remaining
- 199yr Leasehold (issued 2019)
- Fully managed gardens and communal areas
- Applicable Service Charge: £3070 per annum
- Ground Rent may be applicable at a max. of £250

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