



HIGHER STOUR MEADOW

MARNHULL • DORSET



Higher Stour Meadow

An exclusive countryside development of thirteen distinct 3&4 bedroom character homes located on the edge of the idyllic North Dorset village of Marnhull.

Accessed via a sweeping private drive, the picturesque properties highlight the unique architectural design associated with the local area and boast generous outside spaces with ample private parking and large garages.

Whether you are looking for a family home, second home or retirement retreat, Higher Stour Meadow offers a charming place to call home.

COUNTRYSIDE SETTING

The village of Marnhull is set within the picturesque North Dorset countryside and consists of several adjoining hamlets located approximately three miles from the historic market town of Sturminster Newton. The village is steeped in history and even features in Thomas Hardy's *Tess of the d'Urbervilles*.

Marnhull exhibits a mix of architectural styles dating back beyond the Tudor times and is sited on the ridge of Corallian beds, which are the source of the building stone extensively used throughout Marnhull and within the development of Higher Stour Meadow.

With three churches, two primary schools, two public houses, a GP surgery, village hall and recreation ground, as well as a number of independent shops and services, the village has much to offer residents of all ages and is renowned locally for its bustling community. The towns of Shaftesbury and Gillingham are both within 8 miles of Marnhull and have a more extensive range of shops and services.

The village itself sits within the Blackmore Vale which is a broad stretch of gently rolling countryside falling between the Cranborne Chase Area of Outstanding Natural Beauty to the east and the chalk Dorset Downs to the south. The western boundary of the parish is formed by the River Stour and the eastern by the Key Brook, a tributary of the Stour. The village has an extensive range of footpaths extending to some 48 miles criss-crossing the Vale countryside, including the popular Stour Valley Way which runs directly along the edge of Higher Stour Meadow and follows the River Stour from Stourhead to Christchurch Harbour.

Higher Stour Meadow offers the best of both worlds; traditional styled modern homes within a charming village and countryside setting.



DORSET LIVING

Marnhull is a beautiful place to live, offering all you would expect from the typical scenic Dorset countryside yet within easy reach of a number of popular towns and villages.

The pretty market town of Sturminster Newton has a good range of day-to-day shops, coffee houses and gift emporiums and is the closest town to the village of Marnhull. This little rural gem is well known for its attractive water mill on the River Stour and was once home to Thomas Hardy and Dorset dialect poet William Barnes. Sturminster Newton hosts a variety of festivals and events including regular farmers markets offering a true taste of Dorset and the surrounding area.

A popular spot to visit is the idyllic town of Shaftesbury which is one of the highest and oldest towns in Britain. Rich in history and charm, Shaftesbury's Gold Hill is a scenic location that was once used in the famous Hovis advert and offers breath-taking views across the Blackmore Vale. Shaftesbury also boasts some wonderful old churches, houses and gardens as well as many great walks and cycling trails. The pretty tea shops are a lovely place to meet up with friends and there are plenty of locally brewed ales which can be enjoyed in one of the traditional pubs.

Gillingham also plays host to the annual 'Gillingham & Shaftesbury Show', an agricultural show held every August at the showground on the outskirts of the town with something for everyone to enjoy!

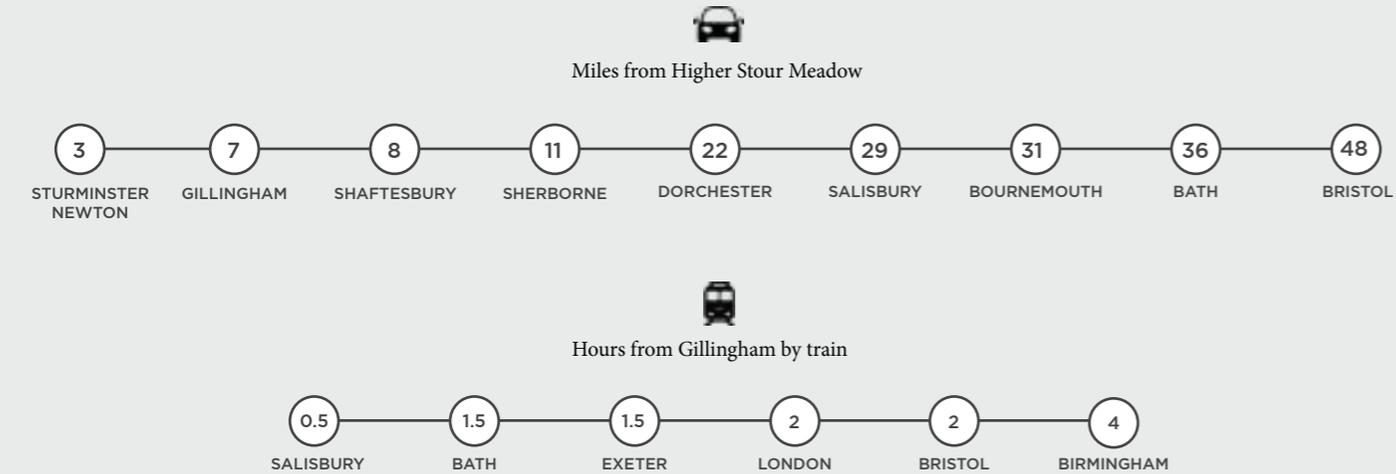
The region is brimming with historic sites and Sherborne is the perfect place to start. With two castles, an abbey and lots of medieval buildings to admire, this delightful town also has plenty of National Trust homes and gardens to discover. Sherborne is also home to many beautiful independent boutiques, art galleries, deli's and antique shops. In between the shops you will find plenty of charming cafes and eateries making a trip to Sherborne always one to enjoy.

For those wanting to enjoy a little sport, there are plenty of sporting activities to take part in, including a round of golf, a spot of lake fishing, clay pigeon shooting or a trip to Wincanton racecourse.

The Jurassic Coast is about an hour to the south where you will find some of the most beautiful rural and coastal areas in the UK.

WITHIN YOUR REACH

North Dorset has some excellent road and rail links across the south and to London, making this a very accessible and desirable countryside location. Gillingham has a mainline station with trains to London and the A303 can be accessed from north of Gillingham making road access to London equally as easy.



FINE EDUCATION

There is a wide choice of schools locally, in both the independent and state sectors.

Marnhull itself has two primary schools and there are also schools in the nearby towns of Sturminster Newton, Gillingham and Shaftesbury, including senior schools.

Prep schools in the area include Sandroyd, Port Regis, Knighton House, Clayesmore and Hanford, with senior schools including Bryanston, Canford, Milton Abbey, Clayesmore, Millfield, Leweston, Sherborne and Bruton Boys' and Girls' schools.





THE DEVELOPMENT

Higher Stour Meadow is an exclusive countryside development of 3&4 bedroom homes benefiting from stunning views, large outdoor spaces, generous driveways and garaging.

The unique design of each property was inspired by the existing local architecture and uses a number of locally sourced materials including the famous 'Marnhull Stone' as well as brick, render, plain clay tiles and slate.

The properties are individually designed, each with their own distinctive detail and character, and are well positioned within the development and surroundings to give an exclusive countryside feel.

The Stour Valley Way runs alongside the development giving direct access to some of the most beautiful walking routes in Dorset.

Phase 1 of Higher Stour Meadow is now complete. Phase 2 (numbers 1-4) will be completed this summer, 2023.

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NO. 1

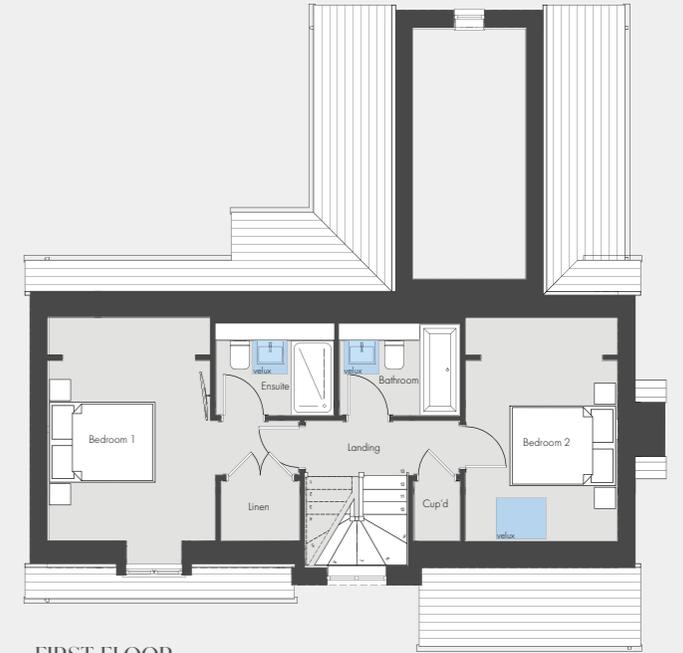
An impressive 3-bedroom detached chalet style property, with architectural features and views to the rolling countryside.

Sitting at the entrance to the development, this spacious property features a good-sized wrap-around garden, a detached single garage and private driveway with plenty of room for family and friends to visit.

Inside, the vaulted kitchen/dining area is light and airy and has French doors to the garden. The lounge has a feature fireplace and access to an attractive covered veranda area. The third ground floor bedroom/office also has French doors to the rear garden. Upstairs there are two double bedrooms, a family bathroom, and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.85m x 5.19m	12'6" x 17'
Kitchen/ Dining Room	4.73m x 4.7m	15'5" x 15'4"
Bedroom 3/Study	3.61m x 2.7m	11'8" x 8'8"

FIRST FLOOR

Master Bedroom	3.1m x 4.2m	10'1" x 13'8"
Bedroom 2	2.9m x 4.2m	9'5" x 13'8"

All rooms on First Floor have reduced headroom

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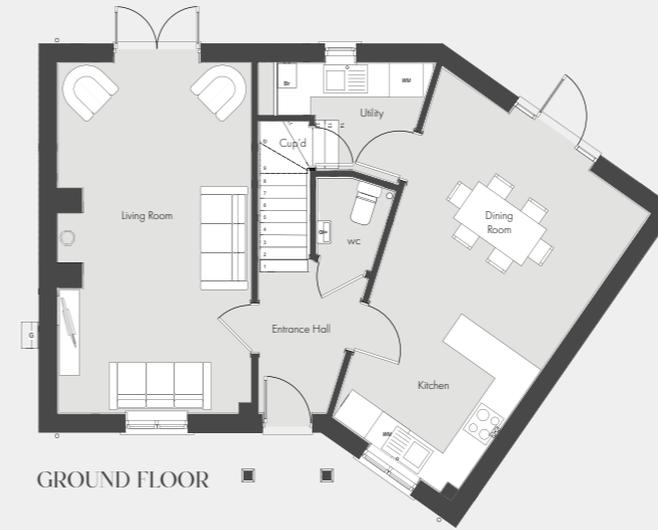


NO. 2

A charming 3-bedroom detached character house, with stylish features and far-reaching views to the Dorset landscape.

This timeless family home features a bespoke hardwood front door and porch, a pretty lawn and low-level border to the front and a generously sized rear garden, a semi-detached single garage and driveway with plenty of room for visiting family and friends to park.

The modern kitchen/dining room with adjoining utility room opens out onto a spacious patio. The living room is dual aspect, with a feature fireplace and French doors leading to the rear garden. Upstairs there are 3 double bedrooms, a family bathroom and en-suite to the master bedroom.



GROUND FLOOR

Living Room	3.5m x 6.1m	11'5" x 20'
Kitchen/ Dining Room	4.6m* x 6.1m	15'1" x 20'

* at widest point

FIRST FLOOR

Master Bedroom	3.4m x 4.08m	11'2" x 13'4"
Bedroom 2	3.55m x 2.84m	11'6" x 9'3"
Bedroom 3	3.55m x 2.78m	11'6" x 9'1"

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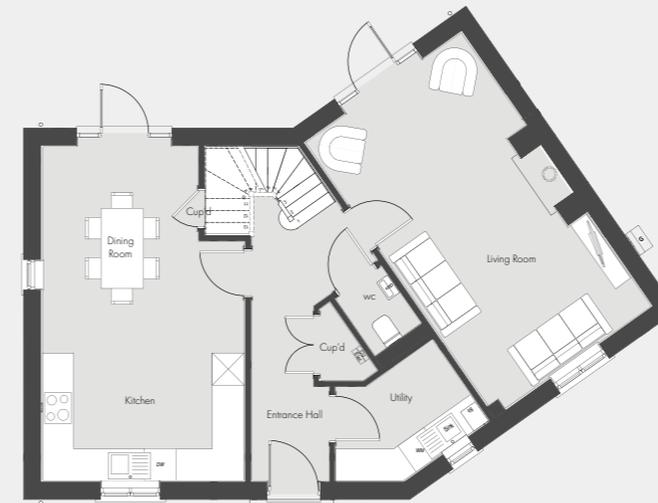


NO. 3

An impeccable 4-bedroom character property, with a stylish painted façade and rolling countryside views.

This attractive family house features a bespoke statement hardwood front door and porch, low-level bordered hedge, generously sized rear garden and entertaining patio, a semi-detached single garage and ample driveway, ready to welcome your visiting guests.

With its uniquely angled layout, inside features a large kitchen/dining area with double aspect positioning and French doors to the rear garden. The spacious living room has dual aspect and a feature fireplace. Upstairs there are 4 well-proportioned bedrooms, a family bathroom and an en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.65m x 6.25m	11'9" x 20'5"
Kitchen/ Dining Room	3.87m x 6.25m	12'6" x 20'5"

FIRST FLOOR

Master Bedroom	4.45m x 3.68m	14'5" x 12'
Bedroom 2	3m x 4.07m	9'8" x 13'3"
Bedroom 3	2.98m x 3.22m	9'7" x 10'5"
Bedroom 4	3.3m x 3m	10'8" x 9'8"

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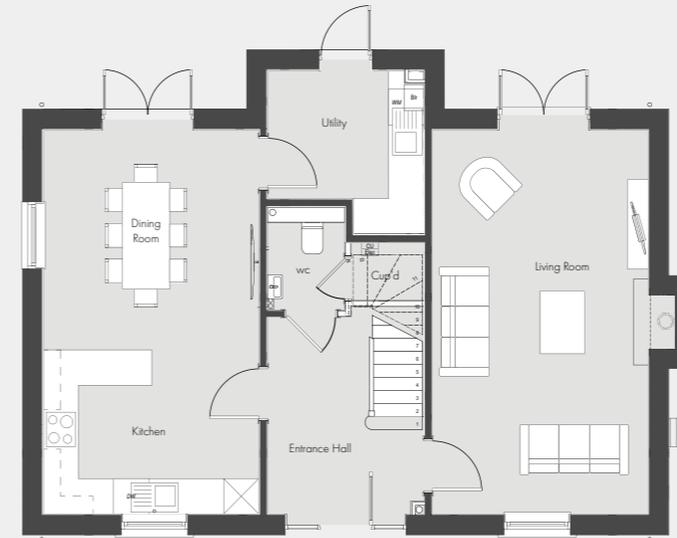


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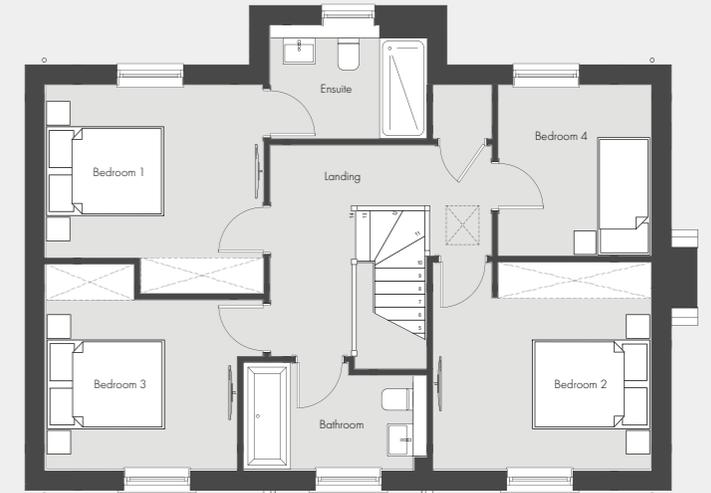
A statement 4-bedroom family house, with an elegant bespoke porchway entrance, architectural features and far-reaching views to the Stour Valley Way.

Nestled in the corner of this exclusive development, this stunning property boasts a grand private driveway with detached double garage, and a generous wrap-around garden and patio area, perfect for hosting all year round.

Inside, the impressive kitchen/dining area has access to the adjoining utility room, with both rooms having access to the rear garden. The large living room has a feature fireplace and French doors, also leading to the rear garden. Upstairs you will find 4 generously sized rooms with an en-suite in the master bedroom and a beautiful family bathroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.72m x 6.5m	12'2" x 21'3"
Kitchen/ Dining Room	3.72m x 6.25m	12'2" x 21'3"

FIRST FLOOR

Master Bedroom	3.5m x 3.74m	11'4" x 12'2"
Bedroom 2	3.74m x 3.53m	12'2" x 11'5"
Bedroom 3	3.4m x 3.29m	11'1" x 10'7"
Bedroom 4	2.9m x 2.63m	9'5" x 8'6"

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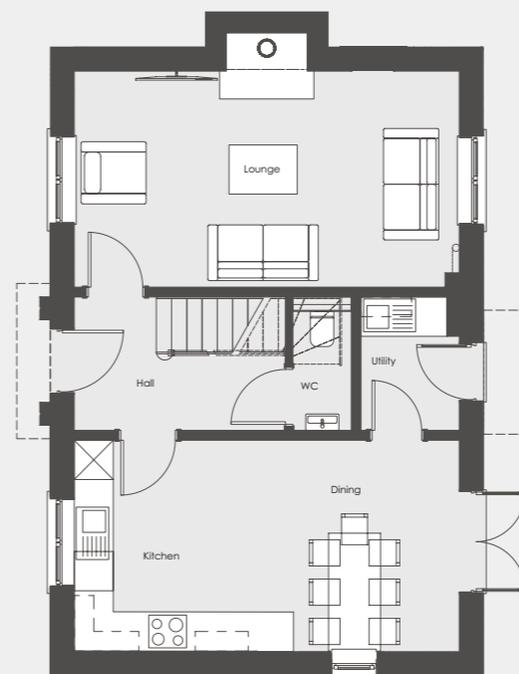


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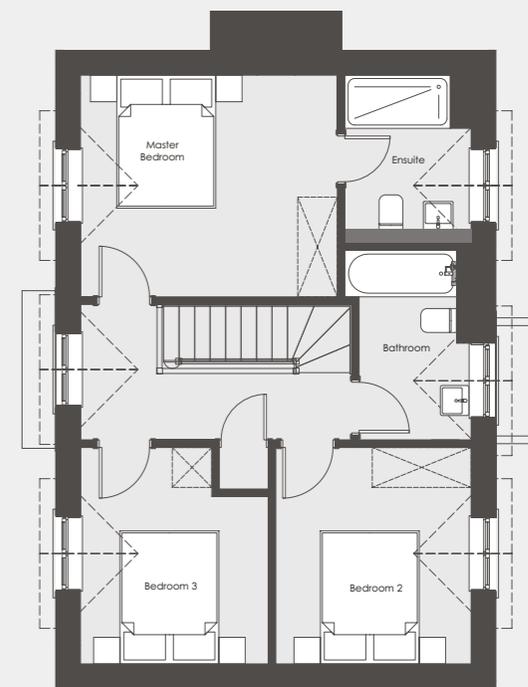
A delightful 3 bedroom character cottage built in traditional and locally sourced Marnhull Stone.

This attractive countryside property, with UPVC character double glazed windows, bespoke timber doors and porches, has a traditional cottage feel with the specification you expect from a modern home.

On the ground floor, a large bespoke kitchen and living space opens directly out onto an open entertaining area in the rear garden. On the first floor, there are 3 double bedrooms, family bathroom and en-suite to the master bedroom. Outside there is an open aspect front garden, private driveway and large detached single garage. The generous private garden to the rear backs directly on the Stour Valley Way.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.30m x 5.93m	10'9" x 19'5"
Dining Room	3.22m x 3.25m	10'6" x 10'7"
Kitchen	3.22m x 2.67m	10'6" x 8'9"

FIRST FLOOR

Master Bedroom	3.33m x 3.90m	10'11" x 12'9"
Bedroom 2	3.25m x 2.96m	10'7" x 9'8"
Bedroom 3	3.25m x 2.85m	10'7" x 9'4"

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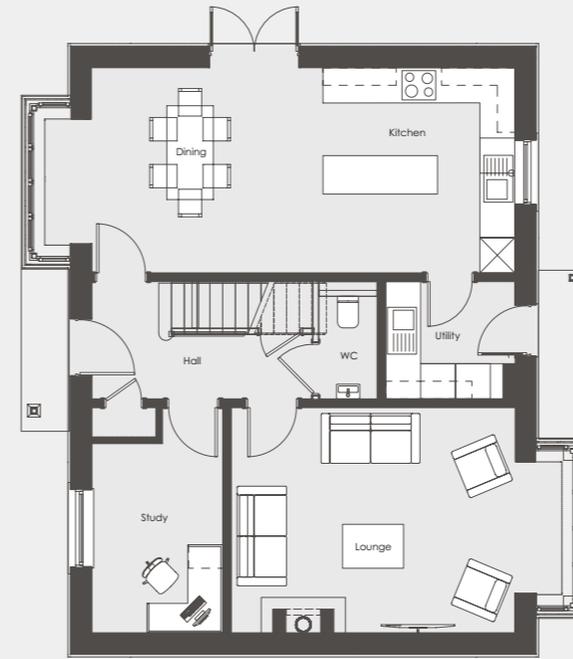


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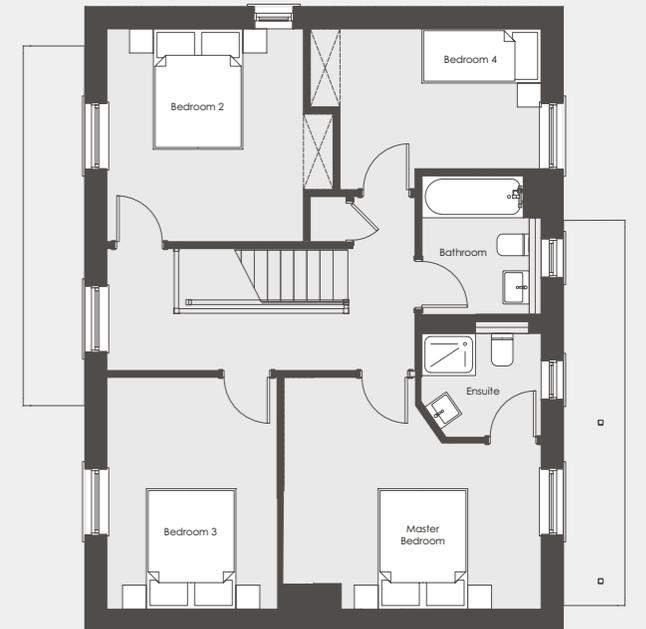
A substantial and charming 4 bedroom family home enjoying far reaching countryside views.

Bespoke feature bay windows, timber porches and doors and UPVC double glazed vertical sliding sash windows, are the stand out features of this traditionally rendered property, which enjoys an ample sized garden surrounded by hedging to the front and an impressive rear garden, backing directly onto the Stour Valley Way. There is a large driveway to the front with a detached double garage fitted with electrically operated doors,

Inside there is a large and impressive kitchen/diner with bespoke character cabinetry and centre island. The lounge benefits from not only a feature bay window with stunning views across the rear garden and countryside, but also a log burner and wood store. Upstairs there are 4 bedrooms, a family bathroom and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.84m x 5.66m	12'7" x 18'6"
Dining Room	3.50m x 4.76m	12'7" x 10'9"
Kitchen	3.50m x 3.30m	11'5" x 15'7"
Study	2.30m x 3.89m	7'6" x 12'9"

FIRST FLOOR

Master Bedroom	3.85m x 3.81m	12'7" x 12'6"
Bedroom 2	3.54m x 3.29m	11'7" x 10'9"
Bedroom 3	3.85m x 2.85m	12'7" x 9'4"
Bedroom 4	2.33m x 3.37m	7'7" x 11'

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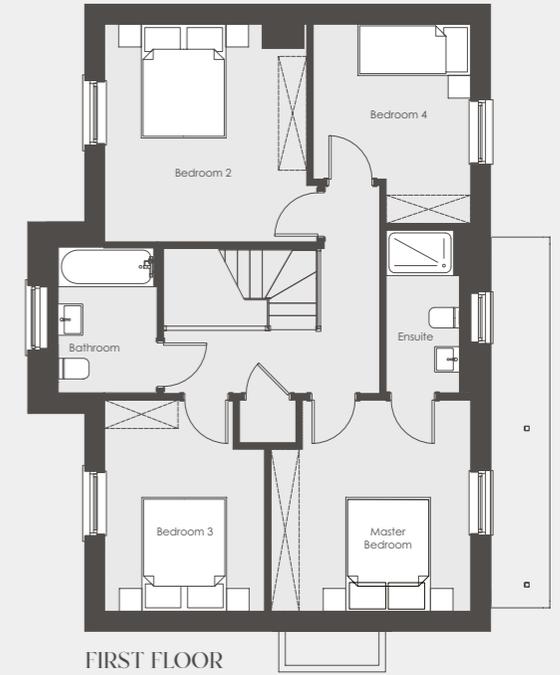
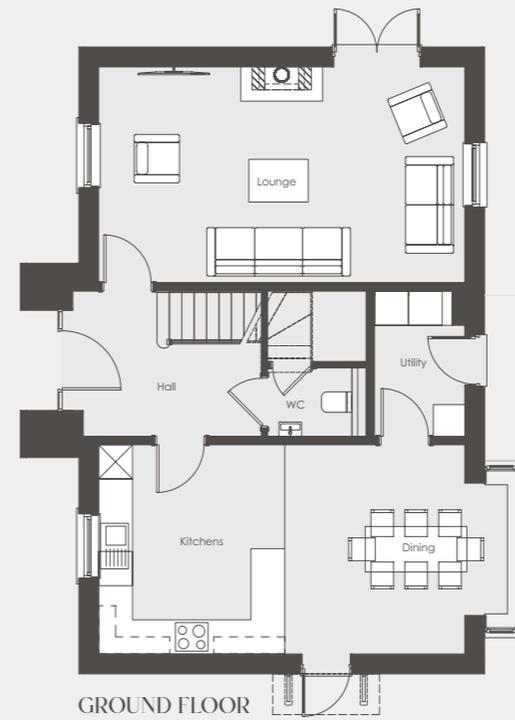


NO. 7

An impressive and sizeable 4 bedroom family home with beautifully designed architectural features.

The central arched topped window above the large bespoke entrance porch and traditional dentil course brick detailing give this property a unique and grand feel. The UPVC double glazed sliding sash windows add further character to the property. With a large driveway and detached double garage fitted with electrically operated garage doors, this property exudes comfort and elegance with its modern features.

Inside, a light-filled entrance hall leads to a large kitchen/diner with designer kitchen and feature bay window. The generous lounge features a fireplace with a log burner. Upstairs there are 4 bedrooms, a family bathroom and en-suite to master bedroom. Outside there is a large rear garden, perfect for entertaining guests.



GROUND FLOOR

Living Room	3.79m x 6.49m	12'5" x 21'3"
Dining Room	3.68m x 3.98m	12' x 13'
Kitchen	3.68m x 3.30m	12' x 10'9"

FIRST FLOOR

Master Bedroom	3.71m x 3.54m	12'2" x 11'7"
Bedroom 2	3.83m x 3.58m	12'6" x 11'8"
Bedroom 3	3.71m x 2.83m	12'2" x 9'13"
Bedroom 4	3.50m x 2.79m	11'5" x 9'1"

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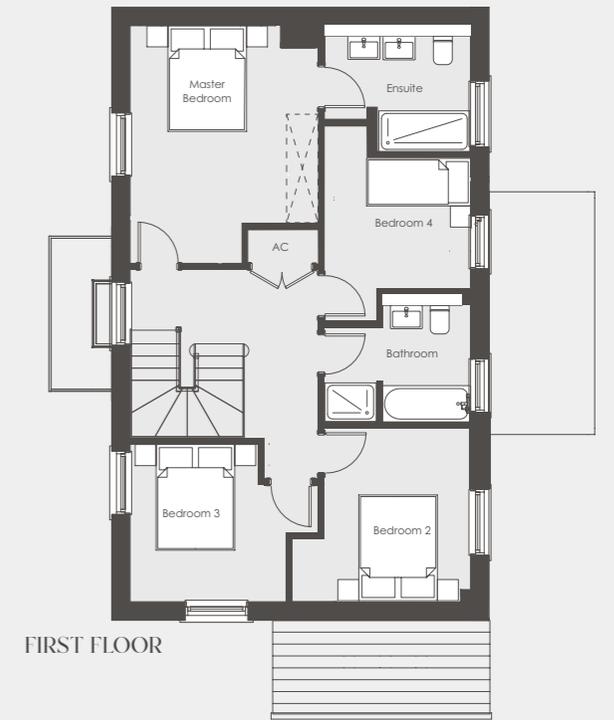
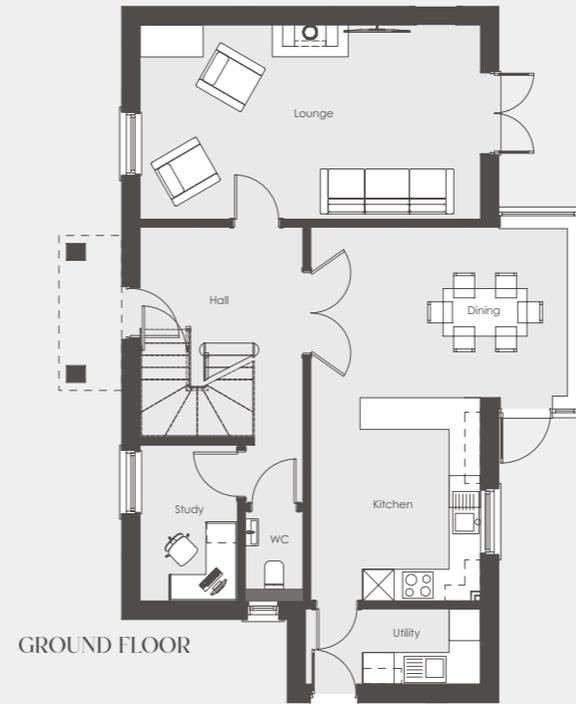


NO. 8

A grand country home built using locally sourced cut and honed Marnhull Stone.

This house is the focal point to this stunning development. Mirroring the traditional builds seen throughout the village and surrounding area, the property is full of character and charm. The traditional curved lead porch with wrought iron detailing, large sprocket roof design and Georgian style sliding sash windows add further appeal and creates an elegant country home.

Inside, a large entrance hall leads through to the dining room featuring large windows with breath-taking views across the Stour Valley. A perfect entertaining space combined with the large kitchen and utility room. A separate lounge with feature fireplace and log burner makes this property a perfect family home. Upstairs there are 4 bedrooms, a family bathroom and en-suite to the master bedroom. Outside features a generous driveway, detached double garage with electrically operated doors and a private front and rear garden.



GROUND FLOOR

Living Room	3.67m x 6.50m	12'4" x 21'3"
Dining Room	3.22m x 5.02m	10'6" x 16'5"
Kitchen	3.85m x 3.34m	12'7" x 10'11"
Study	1.80m x 3.0m	5'11" x 9'10"

FIRST FLOOR

Master Bedroom	4.50m x 3.57m	14'9" x 11'8"
Bedroom 2	3.28m x 2.78m	10'9" x 9'1"
Bedroom 3	2.48m x 2.81m	8'1" x 9'2"

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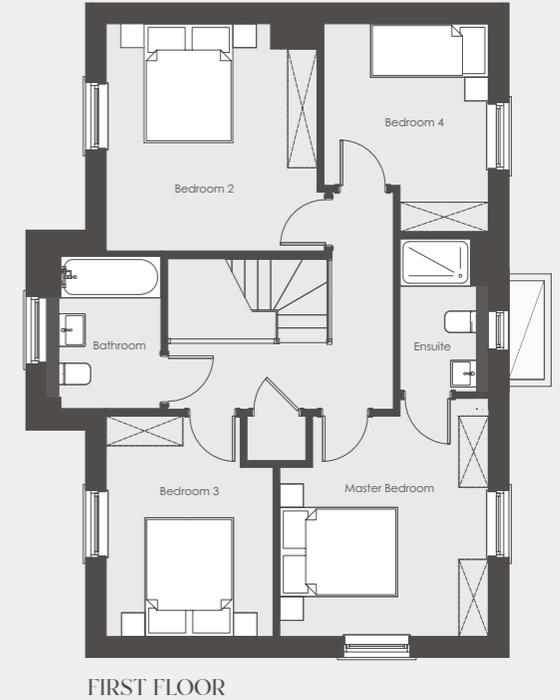
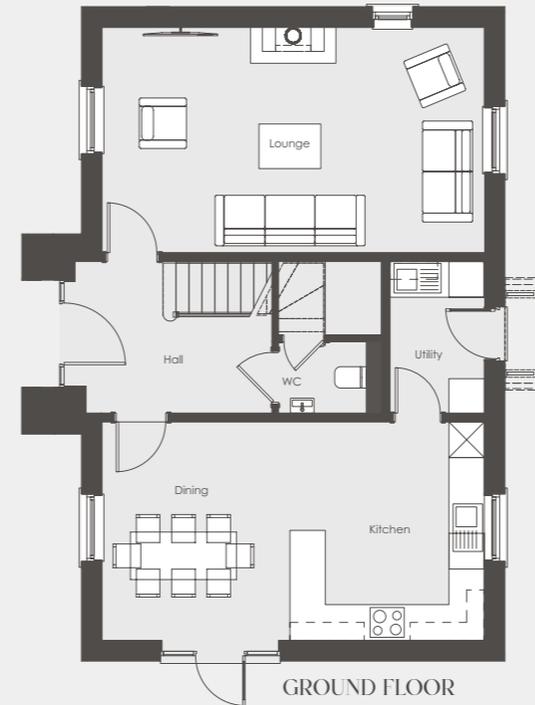


NO. 9

A stylish 4 bedroom home, traditionally built with attractive detailing and brick archway to entrance.

This traditional brick built 4 bedroom family home, is tucked into the corner of the development giving a secluded feel to this statement home. With bespoke timber front door, large detached double garage with electrically operated doors, a spacious private driveway and UPVC sliding sash windows, this property expresses understated luxury.

Inside, a large kitchen/diner with side access to a generous rear garden makes for a superb space for family and friends. The lounge with a feature fireplace and log burner, is spacious and benefits from dual aspects into the front and rear garden. Upstairs there are 4 bedrooms, a family bathroom and en-suite to the master bedroom.



GROUND FLOOR

Living Room	3.79m x 6.49m	12'5" x 21'3"
Dining Room	3.68m x 3.19m	12' x 10'5"
Kitchen	3.68m x 3.30m	12' x 10'9"

FIRST FLOOR

Master Bedroom	3.71m x 3.54m	12'2" x 11'7"
Bedroom 2	3.83m x 3.58m	12'6" x 11'8"
Bedroom 3	4.71m x 3.83m	15'5" x 12'6"
Bedroom 4	3.50m x 3.83m	11'5" x 9'1"

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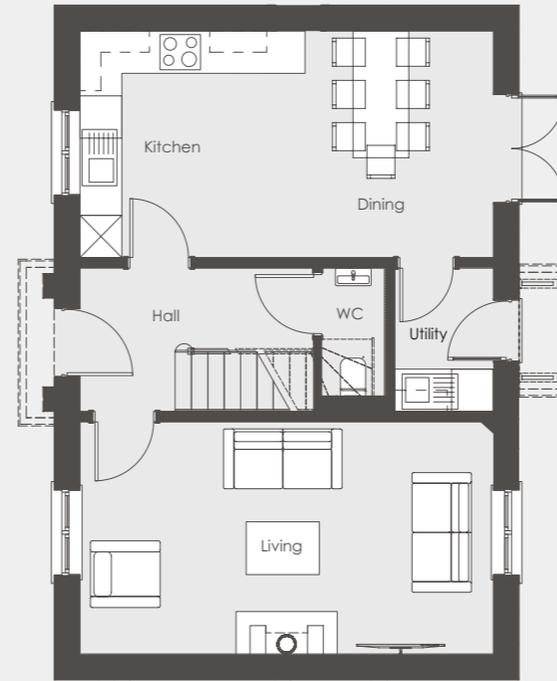


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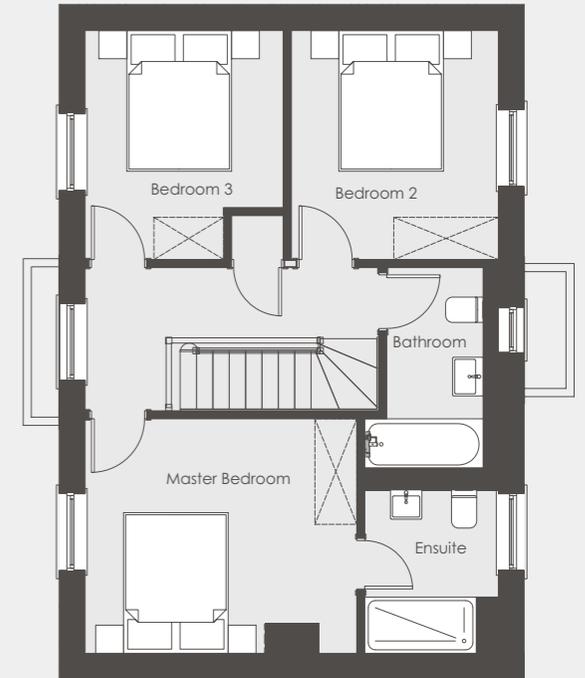
A picturesque 3 bedroom family home finished in traditional render.

A charming family home featuring a bespoke timber front door and canopy, traditional style UPVC sliding sash windows, ample driveway and detached single garage. Outside there is a private front and rear garden, perfect for entertaining guests and family.

Inside, a large hallway leads both to the spacious kitchen diner and the large lounge, both with dual aspects of the gardens and the stunning views of the countryside beyond. The utility is accessed from the rear garden and kitchen. Upstairs there are 3 large double bedrooms, family bathroom and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.30m x 5.98m	10'9" x 19'5"
Dining Room	3.22m x 3.25m	10'6" x 10'7"
Kitchen	3.22m x 2.68m	10'6" x 8'9"

FIRST FLOOR

Master Bedroom	3.33m x 3.90m	10'11" x 12'9"
Bedroom 2	3.27m x 2.96m	10'8" x 9'8"
Bedroom 3	3.27m x 2.85m	10'8" x 9'4"

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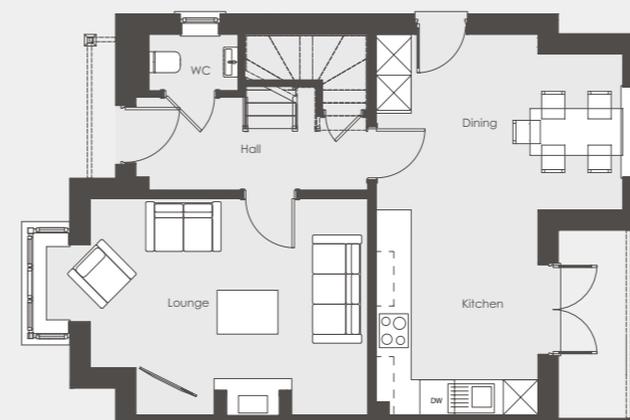


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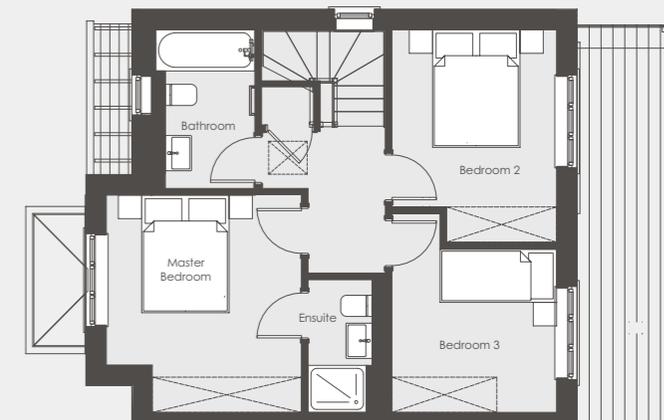
An attractive 'Lady Wimborne' style 3 bedroom, semi-detached home, full of character.

This eye-catching property features a bespoke timber front door and porch, an exquisite bay to the front and a large covered veranda area to the rear. A large driveway and single garage gives plenty of off-road parking. The large south facing rear garden makes for a wonderful evening entertaining area for family and friends.

Inside, the large kitchen diner opens out onto the rear garden and veranda through double doors and a side door to the detached garage. The lounge is spacious with the feature bay and gas-fired wood effect fireplace. Upstairs there are 3 bedrooms, a family bathroom and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.70m x 5.58m	12'1" x 18'3"
Dining Room	3.00m x 4.25m	9'10" x 13'11"
Kitchen	3.50m x 2.79m	11'5" x 9'1"

FIRST FLOOR

Master Bedroom	3.70m x 3.35m	12'1" x 11'7"
Bedroom 2	3.61m x 2.83m	11'10" x 9'3"
Bedroom 3	2.78m x 2.83m	9'1" x 9'3"

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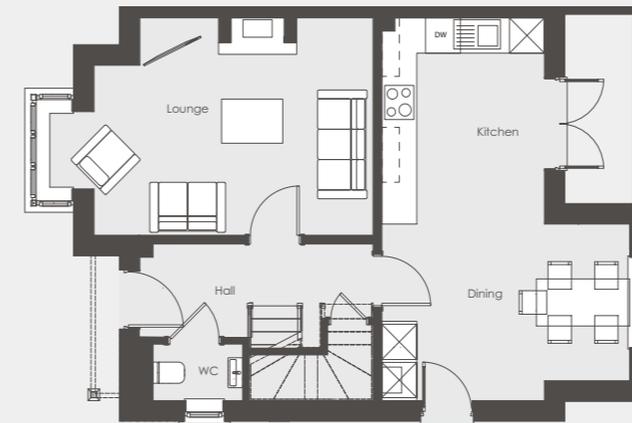


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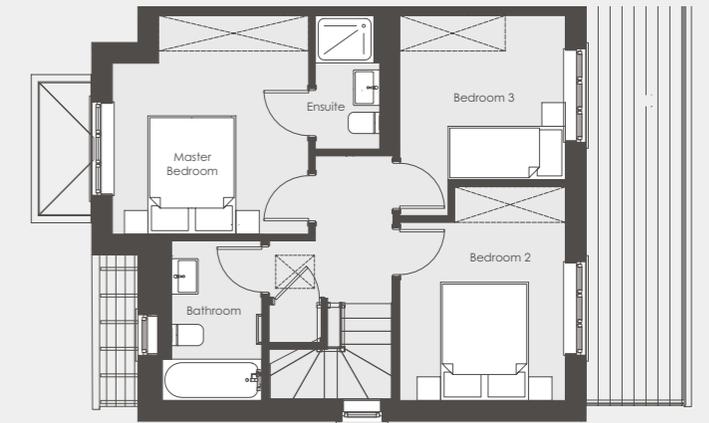
An attractive 'Lady Wimborne' style 3 bedroom, semi-detached home, full of character.

This eye-catching property features a bespoke timber front door and porch, an exquisite bay to the front and a large covered veranda area to the rear. A large driveway and single garage gives plenty of off road parking. The large south facing rear garden makes for a wonderful evening entertaining area for family and friends.

Inside, the large kitchen diner opens out onto the rear garden and veranda through double doors and a side door to the detached garage. The lounge is spacious with the feature bay and gas-fired wood effect fireplace. Upstairs there are 3 bedrooms, a family bathroom and en-suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.70m x 5.58m	12'1" x 18'3"
Dining Room	3.00m x 4.25m	9'10" x 13'11"
Kitchen	3.50m x 2.79m	11'5" x 9'1"

FIRST FLOOR

Master Bedroom	3.70m x 3.35m	12'1" x 11'7"
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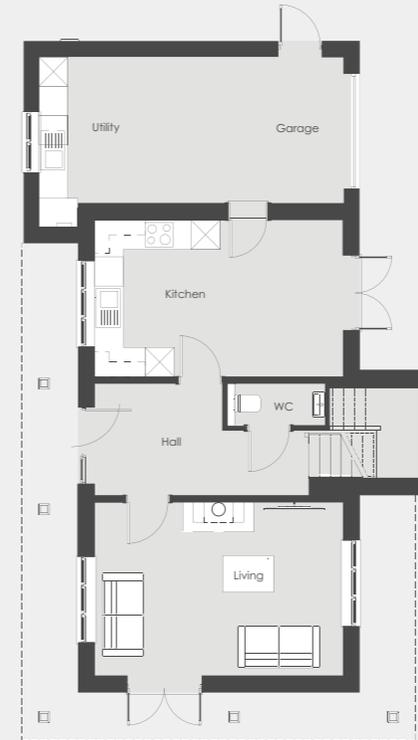


THE GATEHOUSE

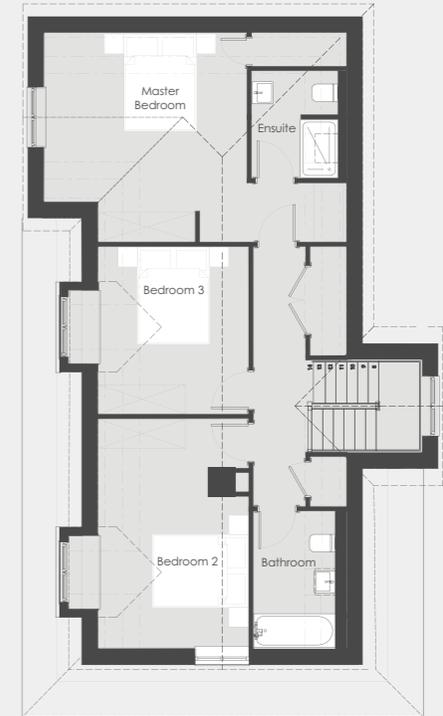
A stylish 3 bedroom chalet style property with architectural features and intricate detailing.

An attractive veranda surrounds this individual property, creating a covered porch area, a bespoke timber front door and gable dormers with tall windows, this property radiates character and charm with well thought out design. The Stour Valley Way runs past the front door, enabling immediate access to open countryside. The rear driveway leads to an integral garage complete with utility area and direct access to the kitchen.

Inside, the kitchen diner features large double doors opening out into the ample rear garden. The lounge also enjoys double doors to the rear garden along with a feature fireplace. Upstairs there are 3 double bedrooms, a family bathroom and en-suite to master bedroom.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Living Room	3.55m x 5.14m	11'7" x 16'10"
Kitchen/ Dining Room	3.21m x 5.14m	10'6" x 16'10"
Utility and Garage	3.0m x 6.25m	3'10" x 20'6"

FIRST FLOOR

Master Bedroom	4.31m x 4.0m	14'1" x 13'1"
Bedroom 2	4.71m x 3.11m	15'5" x 10'2"
Bedroom 3	3.45m x 3.11m	11'3" x 10'2"

Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to others within this brochure.



QUALITY FINISH AND SPECIFICATION

Every one of our homes is individually designed with meticulous attention to detail throughout.

At Higher Stour Meadow each one of our properties enjoy...

BESPOKE DESIGNER KITCHEN

- Soft close doors and drawers
- Quality ironmongery
- Integrated NEFF and Caple appliances
- Quartz worktops and solid upstands
- Complementing utility units and worktops
- Blanco sinks and taps

STUNNING BATHROOMS

- Roper Rhodes brassware and shower systems
- Quality sanitary ware
- Porcelanosa ceramics and splash backs
- Heated towel rails
- LED lit mirrors
- Shaver sockets
- Designer vanity units

MODERN HEATING SYSTEM

- Mains Gas
- Underfloor heating on all ground floors
- Radiators and TRV's to 1st floor areas

ELEGANT INTERIORS

- Feature fireplaces with wood burning or gas stoves
- Decorated in soft white or grey throughout and white satin wood to all carpentry
- Bespoke staircase
- Quality flooring, Porcelanosa ceramics and luxury carpets
- Character internal doors and ironmongery

SECURITY AND PEACE OF MIND

- Fitted doorbell
- Espagnolette 5 point locking external doors
- Quality UPVC double glazed windows with locks
- Fitted mains operated smoke and heat detectors
- Fitted battery operated carbon monoxide detectors
- Intruder alarm power supply for alarm to be fitted by homeowners

ATTRACTIVE EXTERIORS

- Beautiful countryside views
- Generous gardens both front and rear with planting and seeded lawn areas
- Intricate brickwork detailing and use of locally sourced Marnhull stone
- Exclusive private cul-de-sac with direct access to the Stour Valley Way
- Permeable brick paved driveways and parking areas
- Feature lighting to front and rear of properties

All properties at Higher Stour Meadow come with the NHBC Buildmark. More information can be found at www.nhbc.co.uk

Please note, images on this page are from a previous development by AMB



ABOUT AMB DEVELOPMENTS

AMB Developments Ltd have been building high quality, award-winning homes in some of the most desirable locations across the Dorset and South Somerset countryside, and Jurassic Coast for over 20 years.

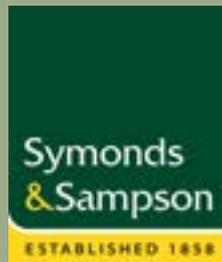
With a passion for homes of outstanding quality, we specialise in unique developments where we can explore individual architectural features and focus on the highest standards of design, construction and finish. This was recognised by the NHBC Pride in the Job, Regional Award Winner in 2018 and the Quality Award in 2022, all in the Smaller Builder Category.

From our offices in Poole we offer buyers a warm, friendly and professional service, making every aspect from initial enquiry to completion an enjoyable experience with a personal touch.



HIGHER STOUR MEADOW

MARNHULL • DORSET



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