



Estate Agents



Auctioneers

# Baring Road, Hengistbury Head, Bournemouth, BH6 4DT

## Guide Price £1,200,000 – Freehold

**Five Bedroom Detached Chalet Bungalow set on a Plot of 0.28 acre | 2787 SqFt of Accommodation**  
**Entrance Hallway | 24' Reception Room | 14' Dining Room | 16' Master Bedroom with En-Suite | 25' Kitchen/Breakfast Room**  
**14' Conservatory | Downstairs W/C | Stairs To Landing | Four Further First Floor Bedrooms | First Floor Family Shower Room**  
**Extensive Driveway with Triple Garaging | Impressive Rear Garden**

A rare opportunity to purchase a superb five bedroom, three reception room, two bathroom detached chalet bungalow set on a double plot of approximately 0.28 acres, in a superb location just a short walk to the stunning beaches and nature reserve at Hengistbury Head. The property features sprawling accommodation of 2787 sqft, over two floors - with a host of benefits to include UPVC double glazing, gas central heating, 24' reception room, 14' dining room, 16' ground floor master bedroom with 4 piece en-suite bathroom, 25' modern kitchen/breakfast room, 14' conservatory, four first floor bedrooms and a first floor family shower room, double tandem-length garage plus the original garage and an extensive driveway, plus a superb rear garden. Viewing essential.

Enter the property into the spacious hallway. There are two separate reception rooms - the main 24' x 13' reception room has a lovely open fireplace and French doors leading to the garden; the 14' dining room has a fireplace and bay window to the front aspect. There is a 16' ground floor master bedroom with its own four piece en-suite bathroom plus a guest cloakroom from the hallway. To the rear of the property is the impressive 25' kitchen/breakfast room which then leads open-plan into the UPVC double glazed conservatory. Stairs from the main hallway lead up to the four first floor bedrooms and a family shower room. There are three generous double bedrooms and a good sized single bedroom/study.

Outside, the property enjoys an extra wide frontage with tarmac driveway leading to a double garage; the driveway provides multiple parking space and easily accommodates the owners' caravan. There is plenty of room for further extension to either side if so desired to create more rooms or perhaps an annexe (STPP). The rear garden extends to approx. 50' in length by approx. 90' in width and is mainly laid to lawn with mature flower and shrub borders with patio area. Gated access to both sides. There is also a useful outside w/c and utility cupboard housing the washing machine and dryer.

Council Tax Band: F

EPC Rating: 57 | D







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

