



Estate Agents



Auctioneers

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

## £1,000,000 – Freehold

**Beautifully Refurbished Character Detached House in Prime Location Close to the Beach**  
**Hallway | Ground Floor Study/Bedroom Four | Superb Open-Plan Kitchen & Living Room | Utility Room**  
**Downstairs Shower Room | First Floor Landing | 19' Master Bedroom with En-Suite | Two Further Double Bedrooms**  
**Luxury Bathroom | Multiple Off Street Parking | Car Port | Approx. 115' Landscaped Rear Garden with Garden Room**

A great opportunity to purchase a beautifully presented 3/4 bedroom detached house situated in one of Hengistbury Head's most sought after locations just 500 yards from the beach. The property has been extended and completely renovated by the current owners over the last few years and now boasts a long list of features including UPVC double glazing, gas central heating, ground floor bedroom/study, ground floor shower room, superb open-plan kitchen and living room, large utility room, master bedroom with en-suite, two further double bedrooms, luxury bathroom, multiple parking and carport, beautiful 115' rear garden and a Garden Room. Viewing recommended.

Enter via the lovely old character front door and into the hallway. To the left is the ground floor bedroom/study and to the right there is a useful ground floor shower room comprising of a shower cubicle, basin & w/c. A doorway then leads through to the living area - this 23' magnificent open-plan space has been redesigned and extended by the owners and features a sleek new kitchen featuring a central island unit plus a range of built-in appliances and quartz worksurfaces; there is plenty of room for a dining room table and chairs, plus a cosy seating area in front of the panoramic bi folding doors that lead to the patio. There is a spacious utility room with doors giving access to both the front and the rear of the property and a good range of cupboards with worksurfaces over, plus a built-in dishwasher and space for washing machine & fridge/freezer. Upstairs, from the landing there is an impressive 19' master bedroom with en-suite shower room, two further double bedrooms and luxurious bathroom with modern white three piece suite.

Outside, at the front of the property there is multiple off street parking for 4 cars, with a car port to the side. The landscaped rear garden extends to approx. 115' in length and enjoys a gloriously sunny southerly aspect. There is a large composite decking area and steps down to the artificial lawn with mature flower and shrub borders; walk through the arch to the rear where you will find the 6m x 4m garden room which has power & light which could be used as a office or workroom if desired.

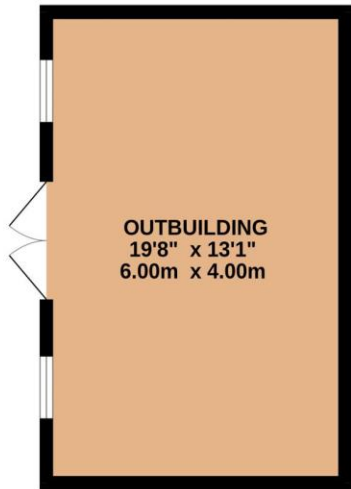
EPC Rating: 63 | D

Council Tax Band: E

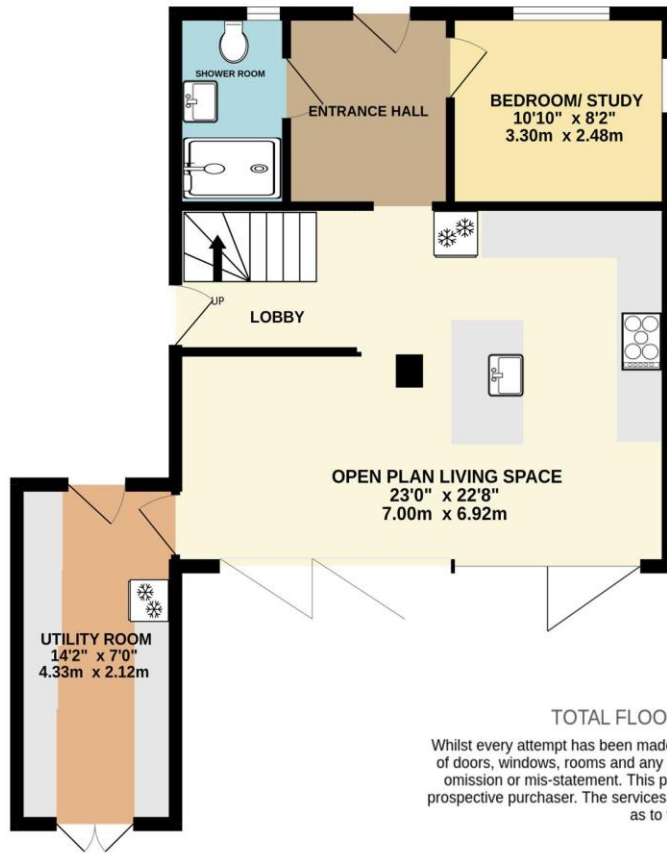




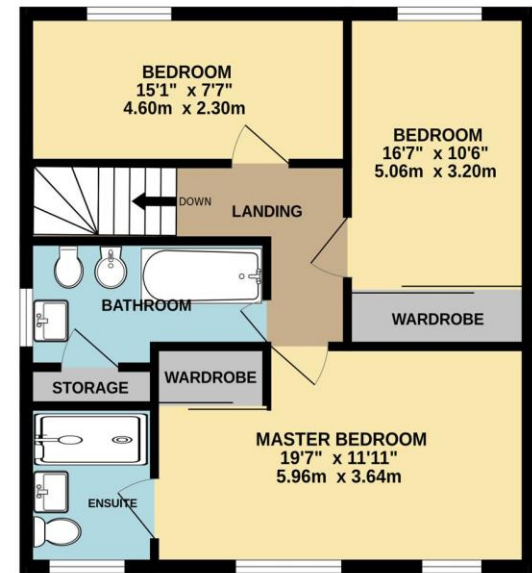
OUTBUILDING



GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1838sq.ft. (170.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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