



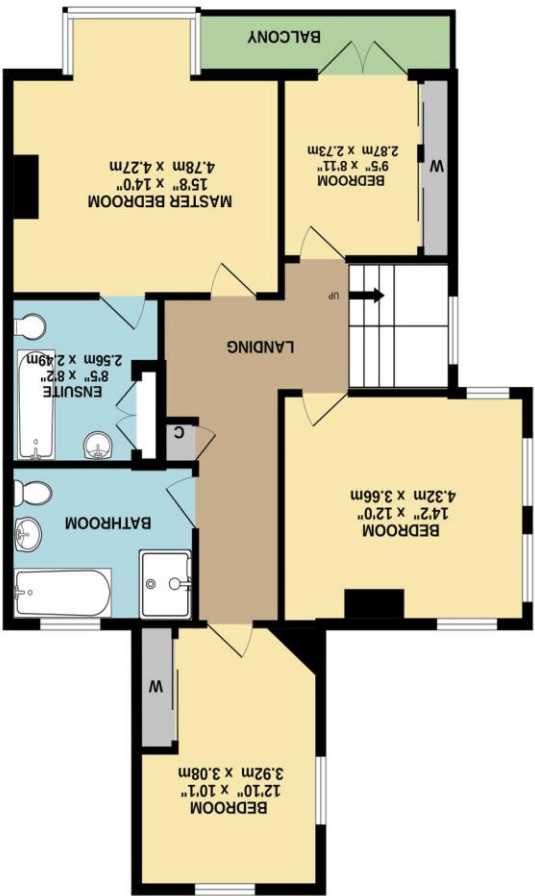
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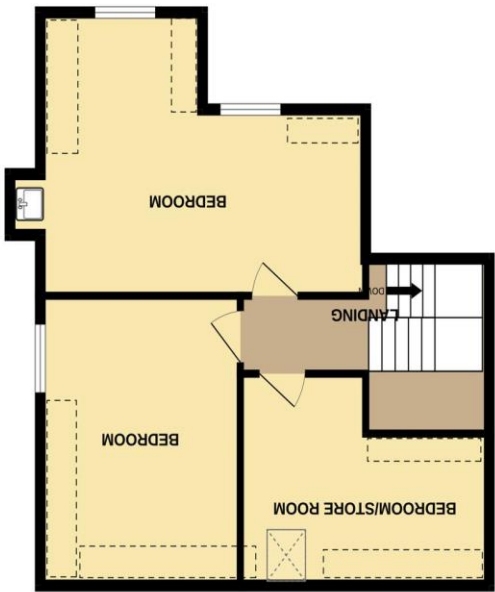
Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise 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.



GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



2ND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

TOTAL FLOOR AREA : 2277 sq.ft. (211.5 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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Estate Agents



Auctioneers

Foxholes Road, Southbourne, Bournemouth, BH6 3AT

£825,000 – Freehold

**Six Bedroom Edwardian Detached House | Porch | Grand Hallway | Lounge | Kitchen | Breakfast Room | Dining Room | Wc
First Floor Landing | Master Bedroom With Ensuite | Three Further Bedrooms | Family Bathroom | Balcony | Second Floor Landing
Two Further Bedrooms and Box Room| Large Frontage & Driveway| 100ft Rear Garden with Westerly aspect**

A rare opportunity to purchase a spacious six-bedroom detached Edwardian home in a quiet residential area. The property is conveniently located near local shops in Tuckton, well-regarded schools, and beautiful riverside walks. Additionally, it is close to Southbourne Beach, Hengistbury Head and Christchurch Harbour. This property offers approximately 2,277 sqft of expansive living space spread over three floors, featuring a host of original character details. Notable benefits include UPVC double glazing, gas central heating, three separate reception rooms, a master bedroom with an ensuite bathroom, five additional bedrooms and a box room, a main family bathroom, and a 100ft rear garden. Viewing is highly recommended by the sole agents.

Upon entering through the porch, you'll find an impressive entrance hallway with an original turning staircase featuring ornate balustrades - and a large understairs cupboard. To the front is a 15ft x 14ft lounge with a deep bay window and a feature fireplace. To the rear is a spacious triple-aspect dining room with doors leading out to the garden. The kitchen connects to a breakfast room with French doors that open to the garden. On the first floor, there are four bedrooms and two bathrooms. The impressive master bedroom features a deep bay window and its own ensuite bathroom. Additionally, there is a generous second and third double bedroom, as well as a single room with French doors leading to the front balcony. On the top floor, there are two additional bedrooms and a box/store room.

Outside, there is a large front garden with parking space and gated side access. The expansive rear garden extends approximately 100ft in length, featuring a generous patio area and a large shed. The garden is mainly laid to lawn with mature shrub and tree borders and offers a pleasant westerly aspect.

Tenure: Freehold
Council Tax Banding: F
EPC Rating: 52 | E

