



Estate Agents



Auctioneers

Church Road, Southbourne, Bournemouth, Dorset, BH6 4BB

Guide Price £850,000 – Freehold

**Six Bedroom Detached House | Secluded Cul de Sac Location | Entrance Hallway | Reception Rooms 1 & 2 | Modern Kitchen
Utility Room | Ds Wc | Dining Room | Conservatory | Two Ground Floor Bedrooms | Landing | 16ft Master Bedroom with Ensuite
Three Further Bedrooms | Family Bathroom | Garage & Parking | Rear Garden**

This beautifully presented six-bedroom, three-reception-room detached house is located in a secluded cul-de-sac of just three homes in the heart of Hengistbury Head. It offers spacious and versatile accommodation throughout. Built in 1988 and later extended, the property now boasts over 2,050 square feet of living space. Key features include UPVC double glazing, gas central heating, three separate reception rooms, a conservatory, a modern kitchen with a utility room, a downstairs WC, two ground-floor bedrooms or study options, a 16ft master bedroom with fitted wardrobes and an ensuite bathroom, three additional bedrooms, a modern family bathroom, a garage, and off-street parking, all set within a private rear garden. Viewing is highly recommended!

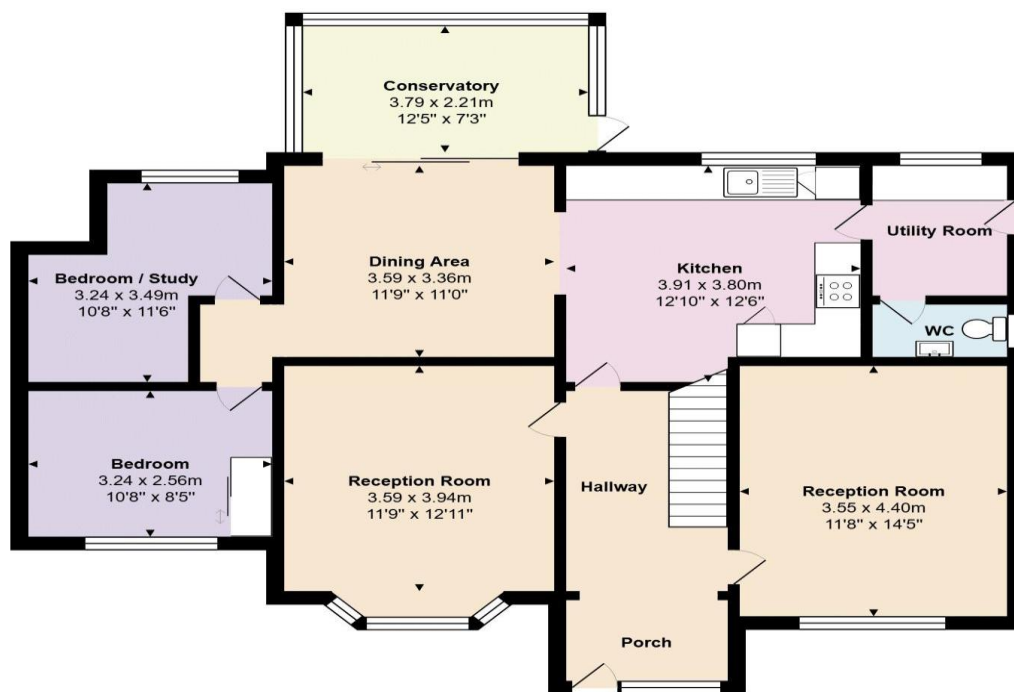
Upon entering, you will find a hallway with wood flooring and stairs leading to the first floor. To the front of the house, there are two reception rooms, each featuring a charming fireplace. At the rear, the stylish modern kitchen is fitted with an excellent range of wall and base units complemented by contrasting worksurfaces, a built-in oven and hob, a separate utility room, and a WC. The kitchen flows into the dining room, which then leads into the rear UPVC conservatory. There are also two ground-floor bedrooms, which can be used as office space or potential annexe accommodation if desired. On the upstairs landing, you will find four additional bedrooms. The impressive 16ft master bedroom features fitted wardrobes and its own ensuite bathroom with a bath, WC, and basin. There are two further double bedrooms, both with fitted wardrobes, and a spacious single bedroom, again with fitted wardrobes. The stylish family bathroom, equipped with a bath, WC, and basin, is finished with contemporary tiling, completing the accommodation.

Outside, there is a generously sized single garage with an up-and-over door, as well as parking for three to four cars at the front. The rear garden is secluded, featuring a large lawn area with a patio and gated side access.

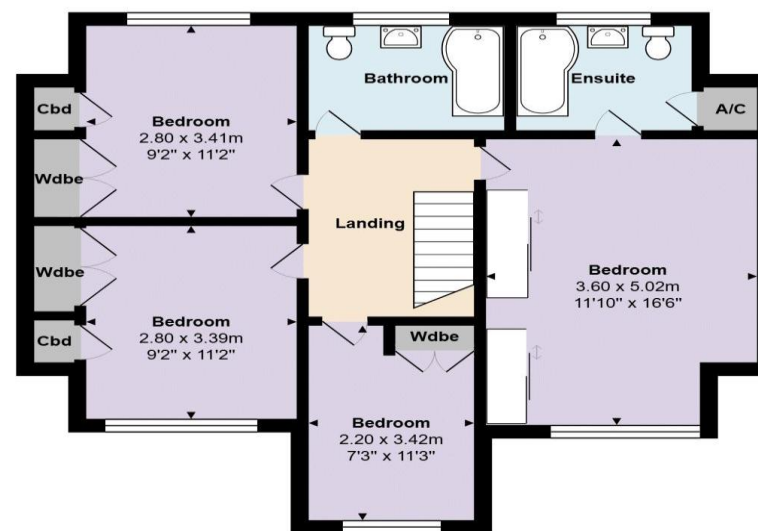
Tenure: Freehold
EPC Rating: 71 | C
Council Tax Banding: F



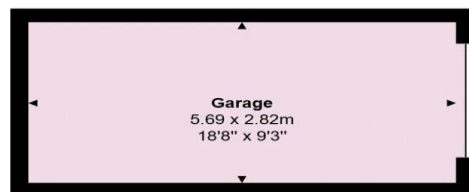




Ground Floor



First Floor



Total Area: 190.4 m² ... 2050 ft²

All measurements are approximate and for display purposes only



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.

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