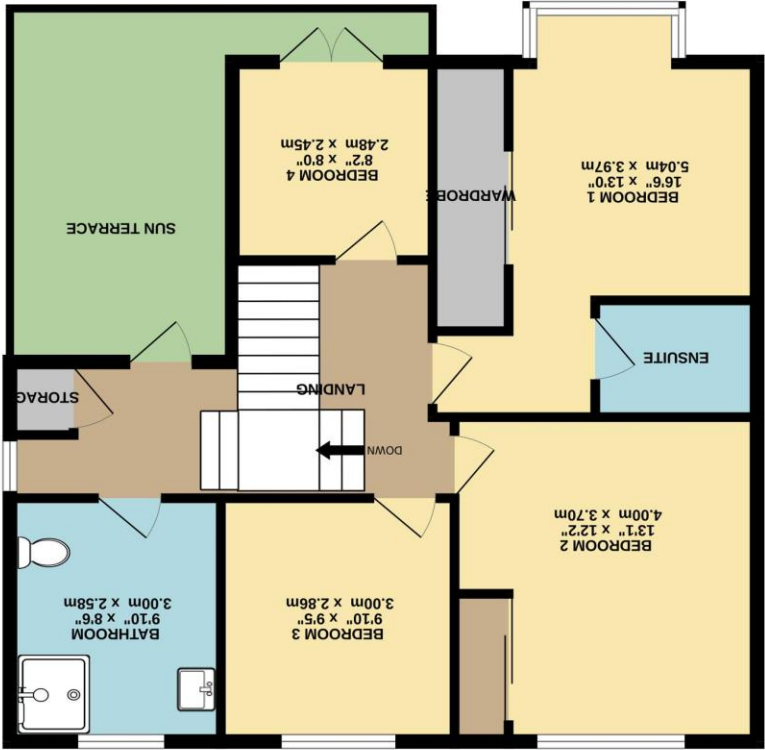
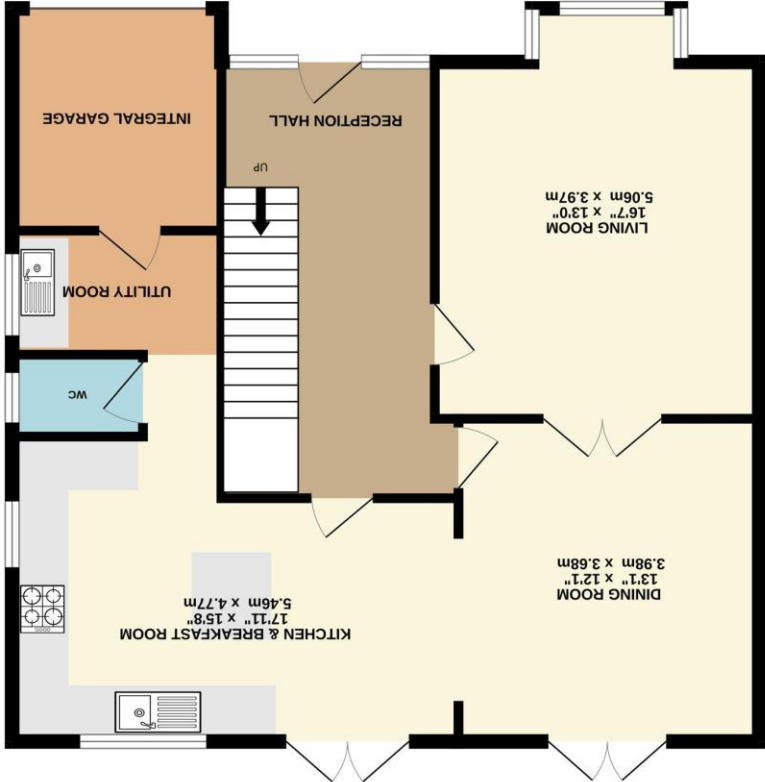


Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise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

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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1ST FLOOR



GROUND FLOOR





Hengistbury Road, Hengistbury Head, Bournemouth, BH6 4DQ  
Guide Price £900,000 – Freehold

Four Bedroom Two Bathroom Extended Detached House | Entrance Hallway | Lounge | Dining Room | Kitchen Breakfast Room  
Wc | Utility Room | Integral Garage/Store | Landing | Master Bedroom with Ensuite | Three Further Bedrooms  
Large Bathroom | Sun Terrace | Off-Street Parking | Rear Garden

This is a fantastic opportunity to purchase a beautifully presented four-bedroom, two-bathroom extended detached house. It features a first-floor sun terrace and is located in the heart of Hengistbury Head, just 400 yards from the stunning beaches and coastline of Hengistbury Head and Christchurch Harbour. Additionally, the property is within the catchment area for the highly sought-after St. Katherine's Primary School. The property boasts spacious and well-presented accommodation with features including double glazing, gas central heating, and a retiled roof. It offers two reception rooms, a 17-ft kitchen breakfast room with a central island, a useful ground floor WC, and a utility room. The master bedroom has an ensuite shower, along with three additional bedrooms, a spacious modern bathroom, and a lovely south-facing sun terrace. Viewing is highly recommended.

Upon entering the hallway, you'll find stairs leading to the first floor, an understairs cupboard, and doors to the main rooms. To the front of the house is a cosy lounge with a bay window and a feature wood-burning fire. Double doors lead to the rear dining room, which has French doors that open out to the patio. The impressive 19-ft kitchen breakfast room is fitted with a modern range of wall and base units, which incorporates a central island with granite work surfaces and a range of built-in appliances. There is also a useful utility area and a separate downstairs cloakroom.

On the bright and spacious first-floor landing, you will find four good-sized bedrooms. The master bedroom features a fitted range of sliding door wardrobes and an ensuite shower room. Bedroom two, located at the rear, includes a fitted wardrobe, while bedroom three is a cosy double room. Bedroom four is currently used as a study and has French doors that lead to the sun terrace. The main bathroom is very spacious and fitted with a three-piece suite that includes a walk-in shower cubicle, WC, and basin, all complemented by stylish wall and floor tiling. The landing also has a storage cupboard and a door leading to the sun terrace.

The property offers convenient parking at the front, complemented by gated side access. At the rear, you'll find an attractive and mature garden that includes patio area, lawn, and well-maintained shrub borders, along with a lovely decking seating area perfect for relaxation or entertaining. Additionally, there is an integral garage featuring an up-and-over door, along with a courtesy door that provides easy access to the interior of the home.

Tenure: Freehold

EPC Rating: to be confirmed

Council Tax Banding: E

