



Offices at  
**Southbourne • Christchurch • London**  
www.richardgodsell.com

**Richard Godsell – Estate Agents – Auctioneers**  
3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE  
Tel: 01202 424214 | Email: southbourne@richardgodsell.com

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.





# Iford Lane, Tuckton, Bournemouth, BH6 5NH

## Guide Price £650,000 - £675,000

**Extended Four Bedroom Three Bathroom Detached House | Porch | Hallway | 16ft Lounge | Kitchen | Dining Room  
Utility Room | Wc | Landing | Three First Floor Bedrooms & Two Bathrooms | Bedroom Four with Ensuite & Walk-In Wardrobe  
Off Street Parking | Rear Garden**

### Guide Price £650,000 - £675,000

Located just off Tuckton High Street, this immaculate four-bedroom detached house offers 1,634 sq. ft. of modern style and exceptional space. Having been extended and finished to a high standard, this turnkey home is ready for you to move straight into. Situated just off Tuckton High Street, this home benefits from an array of local amenities, including a Tesco Express, independent shops, bars, a butcher, a bakery, and a popular fish and chip shop. Southbourne's vibrant scene of bars and restaurants is within easy reach, while Hengistbury Head offers stunning coastal walks and outdoor activities. Nearby Christchurch provides a charming historical touch with its iconic priory and riverside appeal, making this location perfect for those seeking convenience, leisure, and a thriving community atmosphere. The area offers excellent transport links, with regular bus services, nearby Pokesdown train station, and easy access to road networks and Bournemouth Airport.

Upon entering, you are welcomed by a bright and spacious hallway featuring original wood flooring, which sets the tone for the rest of the home. The ground floor boasts a beautifully designed open-plan living space and a convenient understairs cloakroom. At the front, the bay-fronted lounge, complete with wooden shutters, provides a cozy yet sophisticated area for relaxation. Flowing seamlessly from here, the sleek and stylish kitchen sits at the heart of the home, while the adjoining utility room adds practicality with space for all appliances. The utility room also features a side door that provides access to a covered storage area, ensuring convenient passage to both the front and rear gardens. The impressive rear extension offers a light-filled dining and family area, enhanced by two skylights, a wood burner, and double doors that open directly onto the rear garden, creating an ideal space for entertaining.

The first floor features three well-proportioned bedrooms, including two spacious doubles—one of which benefits from an en-suite cloakroom. A versatile single bedroom, which can double as a home office, and a family bathroom complete this level. The second floor is dedicated to the master suite, a tranquil retreat featuring a large window that offers glimpses of Hengistbury Head, a walk-in wardrobe, and a contemporary en-suite shower room. The property boasts a fully enclosed rear garden with a lawn and a raised decking area, providing an ideal spot to soak up the sun or unwind with evening drinks. Additionally, there is a convenient garden shed for storage. The front of the property is laid to hard standing, allowing for off-road parking.

Tenure: Freehold  
EPC Rating: 70 | C  
Council Tax Banding: D

