



GROUND FLOOR 961 sq.ft. (88.3 sq.m.) approx.

SUN ROOM 5.30m x 2.73m

KITCHEN 2.71m x 2.70m

BEDROOM 2.53m x 2.42m

RECEPTION 3.61m x 3.39m

ENTRANCE HALL

BATHROOM 1.86m x 1.65m

BEDROOM 3.50m x 3.40m

RECEPTION ROOM 4.08m x 3.64m

1ST FLOOR 210 sq.ft. (19.5 sq.m.) approx.

BEDROOM 4.56m x 4.55m

STORE

LOBBY

AVES STORAGE

TOTAL FLOOR AREA: 1170 sq.ft. (108.7 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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Thornbury Road, Hengistbury Head, Bournemouth, BH6 4HP

Guide price £650,000 – Freehold

Detached Three Bedroom Two Reception Room Chalet Bungalow | Entrance Hallway | Lounge | Dining Room | Kitchen Bathroom | Two Ground Floor Bedrooms | Sun Room/Conservatory | Detached Garage | Corner Plot with garden to Three Sides | Scope to Extend STPP

This is a fantastic opportunity to purchase a three bedroom two reception room Detached Chalet Bungalow situated on a prominent corner plot in the beautiful location of Hengistbury Head, just 100 yards from the scenic riverside walks along the banks of The Stour at Wick. The shopping parade at Tuckton is a short walk away, along with the larger towns of Christchurch and Southbourne, which boast bustling high streets filled with shops, bars, and restaurants.

The property features two separate reception rooms and three bedrooms spread over two floors. Key features include double glazing, gas central heating, modern kitchen, bathroom, detached garage with a sun room /conservatory. There are gardens to three sides, and the corner plot offers the scope for further extension. Viewing recommended.

Enter via the front door into the hallway with doors to all rooms and stairs to the first floor. There are two separate reception rooms - a front lounge with a bay window and a rear dining room with sliding patio doors overlooking the rear garden. On the ground floor, there are two bedrooms - a spacious double room at the front with a bay window and a single bedroom at the rear. The kitchen is fitted with a modern range of wall and base units with space for appliances and space for table and chairs. Additionally, there is a sunroom/conservatory that connects to the 17ft garage, which has an up-and-over door and access to both the front and rear gardens. The shower room has a suite of shower, WC and basin. On the first floor, you'll find a generously sized double bedroom with a good-sized storage cupboard and eaves storage and a window to the rear.

The external area features beautiful, secluded gardens on three sides, with large lawn areas surrounded by mature shrubs and flower borders. There is also a 17ft detached garage and a driveway for parking. Viewing is highly recommended as this property offers excellent potential for extension and improvement (subject to planning permissions).

Tenure: Freehold

EPC Rating: To be confirmed

Council Tax Banding: E

