



Estate Agents



Auctioneers



# **Cranleigh Road, Southbourne, Bournemouth, Dorset, BH6 5JP**

**Guide Price £725,000 – Freehold**

**Stunning 3/4 Bedroom Extended Detached House on Corner Plot | Entrance Hallway | Ground Floor Shower Room  
Utility Room | Study/Bedroom 4 | 21ft Reception Room | 21 ft Kitchen Breakfast Room | Landing  
Master Bedroom with Ensuite Shower Room | Two Further Bedrooms | Luxury Bathroom | Off-Street Parking  
Large Brick Built Shed In Garden | Side & Rear Gardens | Double Length Garage No Chain**

**Beautifully Refurbished 3/4 Bedroom Detached House on a Prime Corner Plot with Rare Tandem Garage – Vacant Possession.** This superbly refurbished and extended 3/4 bedroom detached home occupies a prominent and extra-wide corner plot and boasts the rare benefit of a detached double-length garage. The property has been completely transformed to offer high-specification, stylish accommodation throughout, with notable features including coloured double glazing, new gas central heating, a full rewire, and a re-tiled roof. Internally, the home offers bright, contemporary living space including a stunning 21 ft kitchen/diner, a spacious 21 ft reception room, versatile ground floor accommodation, and luxurious bathrooms, all finished with new carpets and tasteful decoration. Offered with no onward chain, this is a truly turn-key opportunity.

You enter the home via a welcoming hallway with wooden flooring, a large built-in storage cupboard, stairs to the first floor, and access to all principal rooms. To the front aspect is a flexible study or fourth bedroom, ideal for home working or guests. Adjacent is a stylish ground-floor shower room and a separate utility room. The main reception room spans 21 feet and enjoys views over the garden with French doors leading directly outside, creating an ideal space for entertaining or relaxing. To the rear of the house is the show-stopping 21 ft kitchen/dining room, beautifully fitted with Shaker-style wall and base units, a feature central island topped with quartz work surfaces, and a full range of integrated appliances including a double oven, induction hob, wine cooler, dishwasher, and built-in fridge/freezer. There is ample space for a dining table, and further French doors provide access to the garden, filling the space with natural light.

Upstairs, the landing features striking full-height windows to the front, creating a bright and airy feel. There are three well-proportioned bedrooms, including a generous master bedroom with a private en-suite shower room. The luxurious family bathroom includes a bath with a shower over, a vanity basin, and WC, all finished with modern tiling. There is also access to the loft space from the landing. Outside, the property enjoys a particularly generous corner plot with a wide frontage, a large brick-built shed, newly landscaped gardens, and fresh boundary fencing. A gravel driveway to the front provides parking for three to four cars, with gated access to the rear garden from both sides. The rear and side gardens feature a newly laid lawn and a superb patio area enjoying a sunny aspect, ideal for outdoor entertaining. A key highlight is the detached tandem-length garage, measuring approximately 29 ft x 11 ft, which includes power and lighting, plus an additional driveway parking space in front. This is an outstanding opportunity to purchase a completely refurbished family home in a desirable location, ready to move straight into. Early viewing is highly recommended.

Tenure: Freehold

Council Tax Banding: D

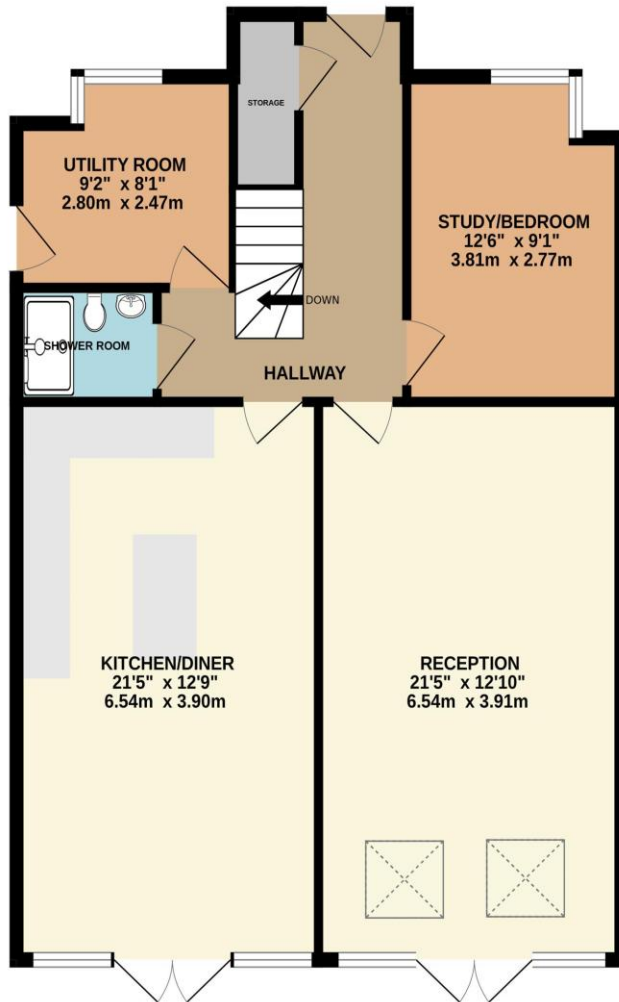
EPC Rating: 68 | D



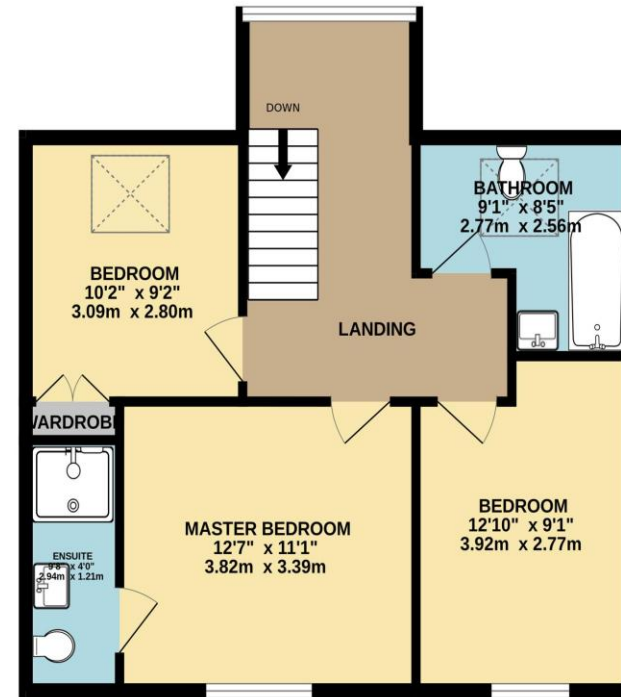




GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 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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