



Estate Agents



Auctioneers

# **Broadlands Avenue, Hengistbury Head, Bournemouth, Dorset, BH6 4HQ**

## **Offers In Excess Of £780,000 – Freehold**

**Character Five Bedroom Detached House | Porch | Entrance Hallway | Dining Room | Living Room | Wc  
Kitchen Breakfast Room | Landing | Master Bedroom with Ensuite | Wc | Three Further Bedrooms | Bathroom  
Second Floor Bedroom | Garage & Driveway | Rear Garden**

**Spacious Five-Bedroom Detached Family Home in Sought-After Tuckton Location.** Situated just 200 yards from the picturesque riverside walks along the River Stour and within a mile of the stunning beaches at Hengistbury Head, this substantial five-bedroom detached home offers the ideal balance of coastal living and family convenience. Located in a highly desirable part of Tuckton, the property is within easy reach of local shops, with the larger towns of Southbourne and Christchurch only a short drive away. Offering over 2,100 sq ft of accommodation across three floors, the property benefits from gas central heating, partial double glazing, and a spacious, well-planned layout perfectly suited to modern family life.

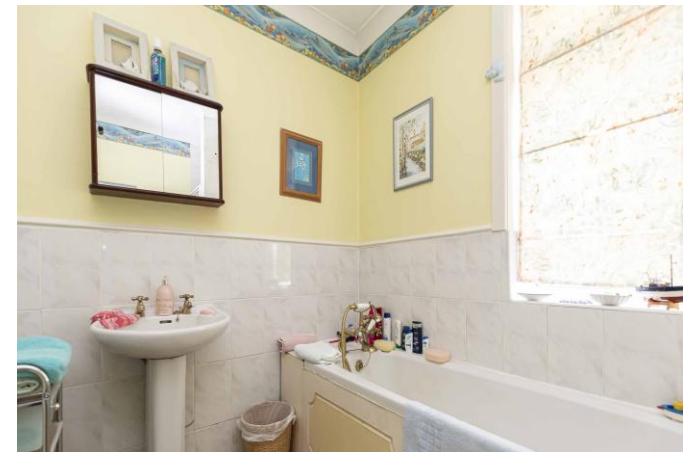
On the ground floor, the entrance porch leads into a welcoming hallway with a staircase to the first floor, a useful under-stairs storage cupboard, and a ground-floor cloakroom. To the front of the property is a generous dining room measuring approximately 15 feet by 14 feet, while to the rear is a cosy 16-foot lounge featuring a fireplace and French doors opening onto the garden. The 23-foot kitchen/breakfast room offers extensive fitted units and ample space for a dining table and chairs, making it the heart of the home.

The first floor provides a 16-foot master bedroom with its own en-suite shower room, along with three further good-sized bedrooms. There is also a family bathroom and a separate WC. From the rear bedroom, stairs lead up to the second floor, which comprises a fifth double bedroom or playroom, as well as an additional loft storage room. Outside, the property features a driveway with parking for two to three vehicles and an attached garage with an up-and-over door. The rear garden enjoys a secluded and sunny aspect, mainly laid to lawn with mature planted borders, offering a peaceful and private outdoor space for the whole family to enjoy.

This is a fantastic opportunity to secure a spacious and versatile family home in a prime coastal location, just moments from riverside walks, beautiful beaches, and a range of local amenities. Early viewing is highly recommended.

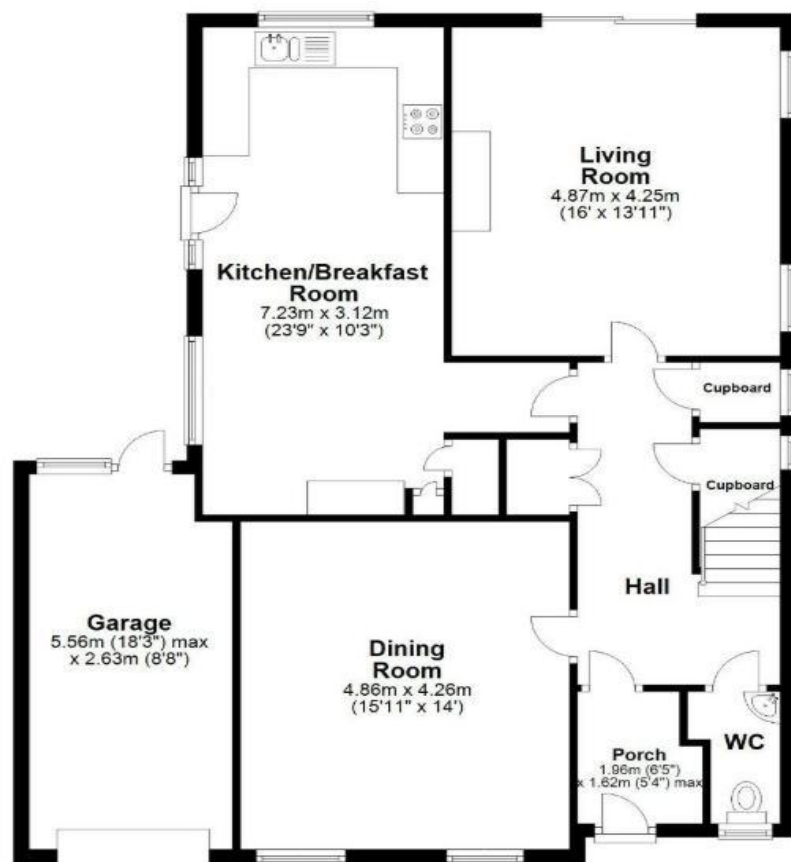
Tenure: Freehold  
EPC Rating: 55 | D  
Council Tax Banding: E





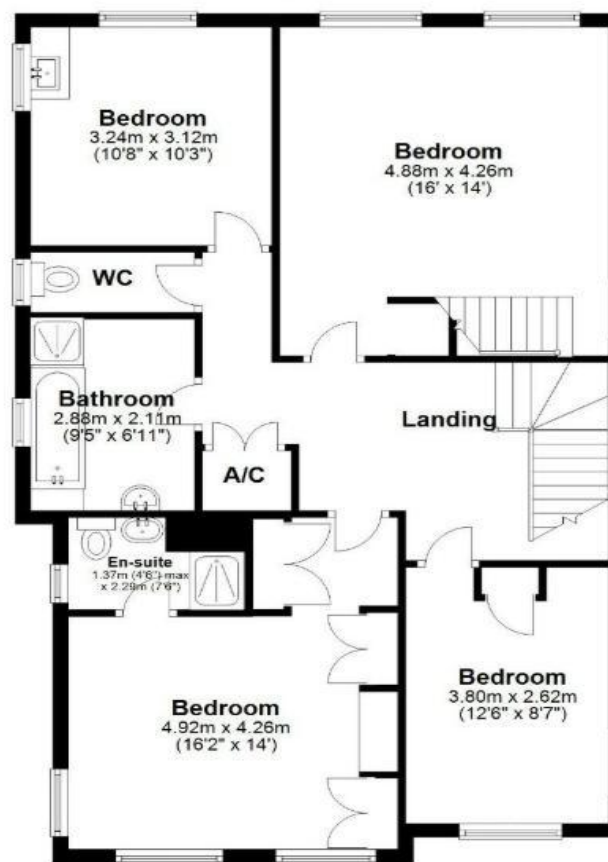
### Ground Floor

Approx. 82.3 sq. metres (885.8 sq. feet)



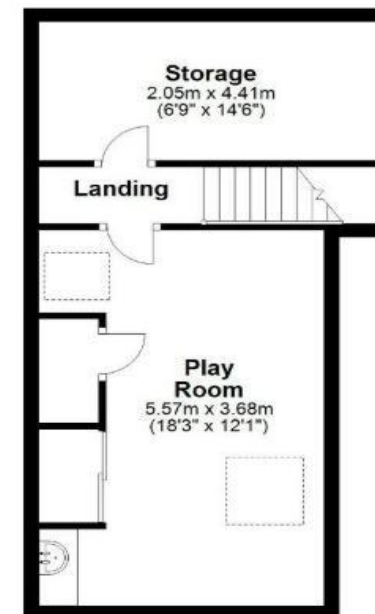
### First Floor

Approx. 87.6 sq. metres (942.7 sq. feet)



### Room in Roof

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 203.9 sq. metres (2194.8 sq. feet)

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.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

