



5

Colemore Road, Iford, Bournemouth, Dorset, BH7 6RZ



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** A truly exceptional residence nestled at the end of a private lane on the outskirts of Iford in Bournemouth. Rich in history and tracing its origins back to the 1930s, this home has remained within the same family since 1960. Positioned in an idyllic setting with a captivating garden, the entrance is graced by an imposing wooden door that opens into a welcoming hallway. On the ground floor, discover a delightful kitchen boasting a generous pantry, an expansive living room featuring a majestic fireplace and access to the garden, a sizable dining area, and a convenient downstairs WC. Ascend the staircase to the first floor, where an original window floods the landing with natural light. The upper level reveals a splendid master bedroom suite complete with built-in wardrobes and a spacious en-suite bathroom. Additionally, there are three more bedrooms, a family bathroom, and a separate WC on this floor. The highlight of this property is its magnificent gardens, offering ample space, lush greenery, and mature trees ideal for leisure, recreation, and gardening pursuits. Enhanced by ample off-road parking, a double garage, numerous storage sheds, and no onward chain, this home even features a charming old street light adorning the driveway. For those seeking charm, character, and abundant living space, we strongly encourage scheduling a viewing.

Situated in a highly desirable location near Bournemouth Hospital, the A338, and JP Morgan, this residence is also conveniently located within excellent school catchment areas. Avonwood Primary School is a mere quarter mile away, while St. James Primary School is also nearby. Additionally, the sought-after neighbourhood of Southbourne is within a mile, offering effortless access to award-winning blue flag beaches and the charming array of local shops and restaurants along Southbourne Grove.

Guide Price: £800,000, Tenure: Freehold



Entrance Hallway:

Kitchen: 4.25 x 2.62 (13'11" x 8'7")

Larder:

Side Porch:

Lounge: 5.01 x 4.91 (16'5" x 16'1")

Dining Room: 3.99 x 3.64 (13'1" x 11'11")

Downstairs WC:

Master Bedroom: 4.20 x 3.98 (13'9" x 13'0")

En-Suite Bathroom:

Bedroom Two: 3.74 x 3.56 (12'3" x 11'8")

Bedroom Three: 2.66 x 2.41 (8'8" x 7'10")

Bedroom Four: 2.96 x 1.77 (9'8" x 5'9")

Bathroom:

WC:

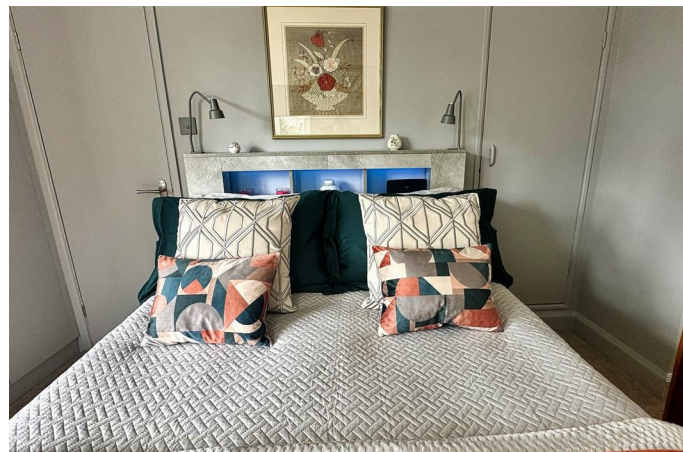
Double Garage:

Note:

There are a number of TPO's in force on and around the grounds







Vendor Comments:

Constructed in 1937 on previously undeveloped land once part of the Cooper Dean and Iford estate, this home was commissioned for the builder's sister. Situated among the Colemore, Ropley, Warnford, and Holdenhurst areas, this property shares a sizable central parcel with another house. Encompassing nearly half an acre, the mature garden has remained largely unchanged since the current owners acquired it in 1961.

An extension was added to the living room in the early 1970s, followed by the installation of an en-suite to one of the master bedrooms in the 1980s. Many original late art-deco elements adorn both the interior and exterior, which have been meticulously refurbished with fresh paint and carpeting within the past year. The wooden windows and doors from the original 1937 construction remain intact, complemented by a chrome-plated solid brass art deco door and window fixtures. Noteworthy is the original art deco window on the half landing, featuring a striking monochrome leaded design with a sunburst pattern.

The lamp post at the driveway corner, acquired from Poole council in the early 1960s, was originally gas-powered but has since been converted to electricity. A double garage, sourced from 'Banbury Buildings in the late 1960s, boasts an inspection pit.

The owners' passion for gardening is evident in the grounds, which boast a diverse array of flowering shrubs and ornamental trees, including magnolias, azaleas, rhododendrons, camellias, and more. The perimeter was initially planted with birches, Lawson cypresses, red oaks, and Douglas firs, with several original trees still thriving, some protected by Tree Preservation Orders. Although the property does not own the bordering fences, privacy is ensured with screening hedging. Extensive lawns, a sizable vegetable plot, and numerous fruit trees complete the verdant landscape.

Tenure

Tenure: Freehold

Postcode: BH7 6RZ

EPC: E

Council Tax: F

School Catchment Area: Please contact BCP for current admission information

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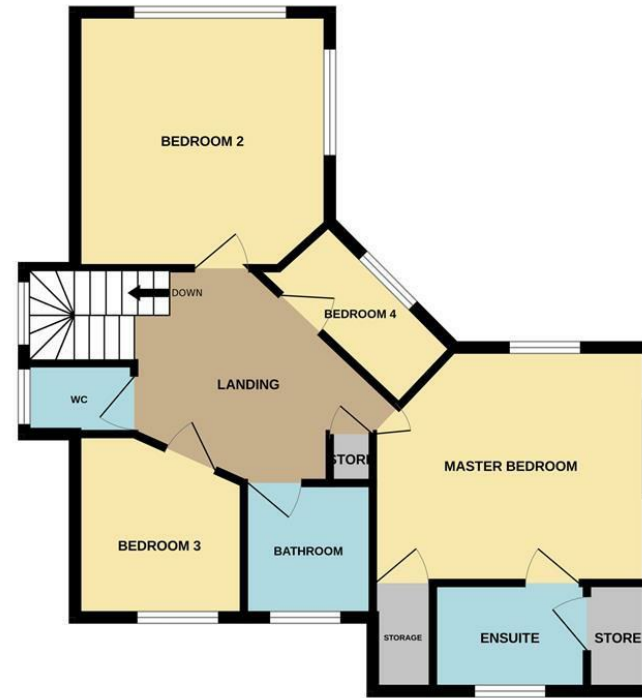
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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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