

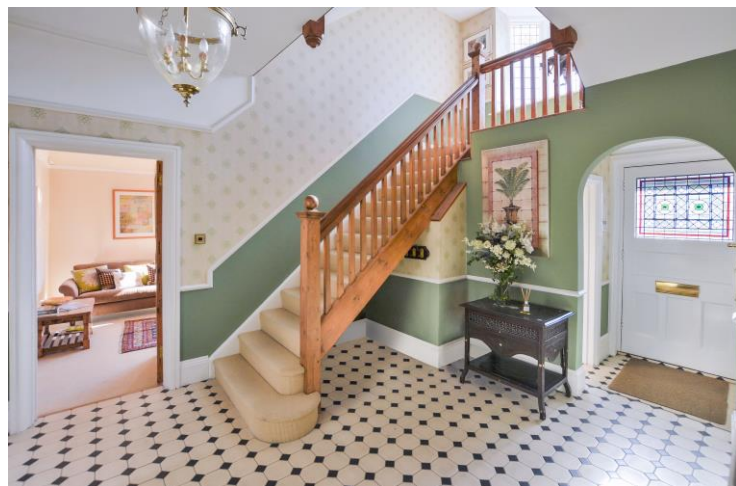


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38 Portchester Road
Bournemouth BH8 8JY
£1,000,000

The property is located in a quiet residential area of Charminster, within walking distance of beaches, high street that offers an abundance of multicultural, cafe's and restaurants, Queens Park Golf Course, major bus routes, Bournemouth Train Station and just minutes from the Wessex Way, for routes in and out of Bournemouth, perfect for commuters! You are also in close proximity to an abundance of primary and secondary schools, both grammar and public.

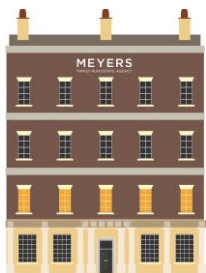


38 Portchester Road

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Summary of Features

- > Detached, Victorian, Gentleman's Residence
- > Three Reception Rooms
- > Five Double Bedrooms
- > Four Bathrooms
- > Superbly Refurbished With Character Features Throughout
- > Double Garage
- > Sweeping, Block Paved Driveway
- > Beautifully Maintained Grounds



Ground Floor

The impressive and welcoming reception hall is laid throughout with tessellated black and white floor tiles – typical of the Victorian era – and the grand sweeping oak staircase with sturdy spindles and tactile bannisters and newel posts gives access to all three floors. The feature stained glass, leaded light windows and wide entrance doorway, along with large sash and bay windows throughout the property provide a light and airy ambience to this beautifully presented family home. On the ground floor, the very generously sized kitchen is fitted with a comprehensive range of cream fronted base, wall and display cabinets with granite worktops and terracotta style flooring throughout. With an open plan arrangement in this part of the house, there is ample floor space for breakfast table and chairs in the bay window and a fully tiled alcove to accommodate a range style cooker. There is also an island unit and a generous range of floor to ceiling storage as well as second sink in the adjoining pantry/utility area. The lounge and dining room are both well proportioned rooms, stylishly decorated and presented to complement the period with high coved ceilings, dado and picture rails, as well as the familiar large windows flooding the rooms with natural light, glazed doors leading out to the private and well established garden. Feature fireplaces provide a cosy focal point to gather around during the cooler winter months!

First Floor

On the first floor are three well appointed double bedrooms – spacious, light and airy with high ceilings and bay windows overlooking the surrounding grounds - each with ample floorspace or social space to sit, relax and enjoy the views or that early morning cuppa! The master has the benefit of luxuriously equipped ensuite facilities and a further well appointed bathroom with rainwater shower and WC serves the remaining two bedrooms at this level. Each room is impeccably presented, having its own identity and in keeping with the period. Bathrooms and en-suites offer a variety of attractive features including classically styled

“Jack and Jill” wash hand basins and vintage style table top basin whilst cleverly blending seamlessly with contemporary and luxuriously appointed, fully tiled walk-in showers and stylish low level WC’s

Second Floor

The second floor boasts two further bedrooms and two bathrooms – each immaculately presented and enjoying views from different aspects across the surrounding area.

Entrance Hallway

WC

Living Room

23' 10" x 17' 6" (7.26m x 5.33m)

Dining Room

14' 4" x 13' 4" (4.37m x 4.06m)

Reading Room

12' 2" x 11' 1" (3.71m x 3.38m)

Kitchen/Breakfast Room

18' 11" x 13' 8" (5.76m x 4.16m)

Utility Room

13' 7" x 9' 1" (4.14m x 2.77m)

Landing

Master Bedroom

14' 4" x 13' 4" (4.37m x 4.06m)

Dressing Room

13' 8" x 10' 6" (4.16m x 3.20m)

En-suite

Bedroom 2

13' 2" x 12' 4" (4.01m x 3.76m)

Bedroom 3

12' 4" x 12' 4" (3.76m x 3.76m)

Shower Room

Bedroom 4

14' 4" x 12' 10" (4.37m x 3.91m)

Bedroom 5

11' 2" x 11' 0" (3.40m x 3.35m)

En-suite

Bathroom

Garage 1

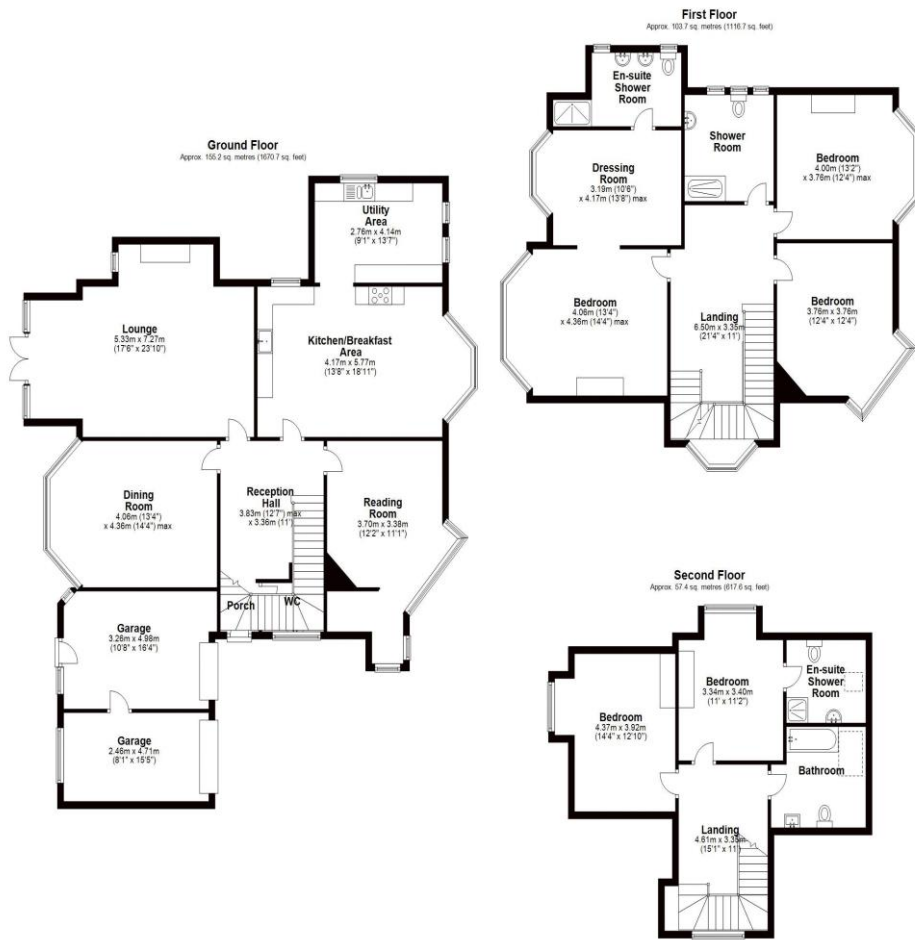
16' 4" x 10' 8" (4.97m x 3.25m)

Garage 2

15' 5" x 8' 1" (4.70m x 2.46m)

Outside

Outside, the property benefits from walled boundaries and hedging to the front of the property and a very generous pavilion frontage providing parking for a number of vehicles and access to the attached garages. The rear garden is a notable feature, enjoying a good



Total area: approx. 316.3 sq. metres (3405.0 sq. feet)

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Plan produced using PlanIt.

Directions

This stunningly imposing, Victorian period gentleman's residence, generously spread over three floors, has been meticulously maintained by the current owners. Features such as high level, coved ceilings, large sash windows, enable natural light to flood into each room, and the quality flooring, have all been sympathetically restored and enhanced, complementing the period character of this simply beautiful home. Furthermore, this property is enviably set within a sizeable and attractive plot with carefully planned and immaculate, manicured grounds. Portchester Road is conveniently located within easy reach of the many amenities available in the

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