



**8 Harewood Place, Bournemouth**

Guide Price **£875,000**





Guide Price £875,000 – £900,000

Welcome Homes are delighted to offer this spacious four bedroom house with a separate two bedroom annexe with a private entrance and garden, situated in an elevated position on a quite cul-de-sac.

As you enter the property through the porch, you are welcomed by a spacious and bright impressive entrance hallway with high ceilings giving a feeling of space and light. On the ground floor, the property offers two spacious reception rooms, a kitchen/breakfast room with bi folding doors leading to the garden, and a downstairs WC. The property offers charm and character throughout and benefits from bay windows, high ceilings, picture rails and a working log burner in the lounge.

The hub of this home, is the stunning kitchen/breakfast/dining room with integrated appliances and a large island spacious enough for four people to enjoy. It offers direct access to the garden via bi-folding doors French doors to enjoy the private southerly facing aspect. There is also a small utility area to house a washing machine and tumble dryer. Upstairs, there are four spacious double bedrooms and a fully tiled family bathroom with a double shower and separate bath.

To the side of the main house and built in 2021, the annexe offers versatility and can be used for many purposes including a home office, elderly parents, home and income or teenage children looking for some independence. It benefits from a stunning open-plan lounge/kitchen/dining room with French doors to the private south facing garden, two bedrooms and a shower room. Finished to a high standard with vaulted ceilings allowing plenty of natural light to flow through.

The property itself benefitted from a new roof in 2015 and new windows in 2019 and 2024.

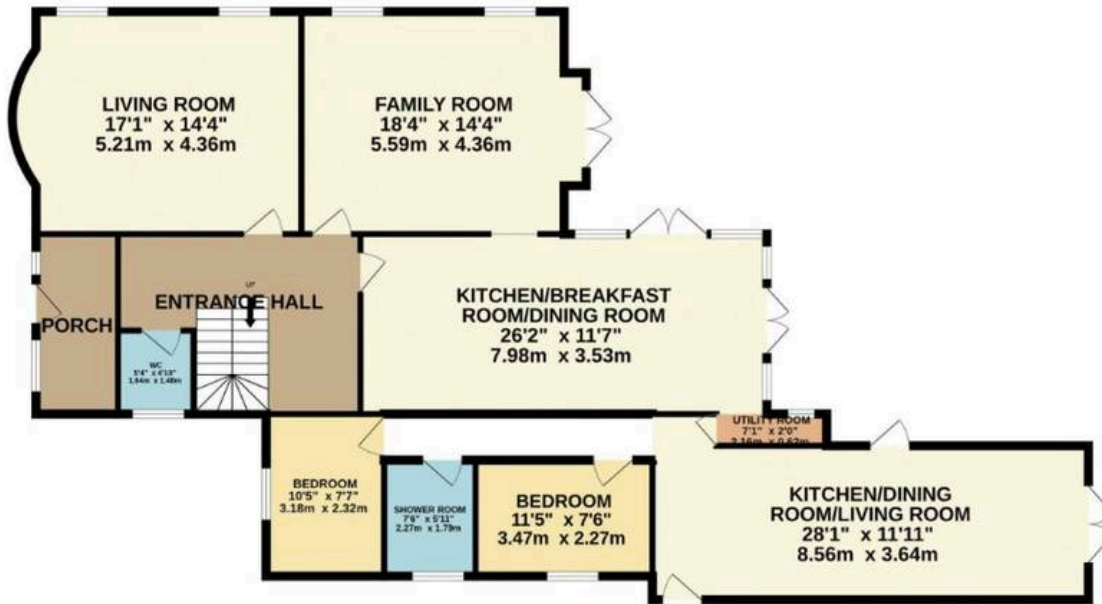
Located within a sought after position, close to Bournemouth Hospital, the A338 and JP Morgan the house also falls within good school catchment areas with Avonwood Primary School only 1/2 a mile away as well as St James Primary School. The popular area of Southbourne is also within 1 mile with easy access to the award winning blue flag beaches. Viewing comes highly recommended to appreciate the accommodation and potential this property has to offer.



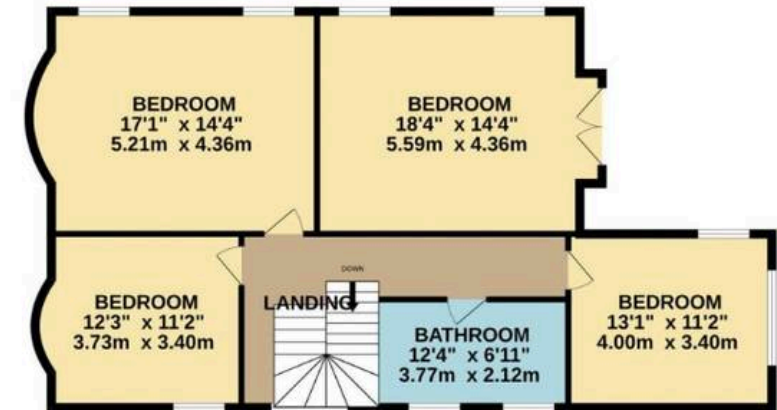




GROUND FLOOR  
1561 sq.ft. (145.0 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2588 sq.ft. (240.4 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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## Welcome Homes

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