



# HIVE

13 THE GROVE  
MOORDOWN  
BOURNEMOUTH  
BH9 2TR



*presented by*  
JAMES EVANS  
HIVE Partner for Bournemouth  
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## *Agent's introduction*

This well presented, unique character home is situated in a sought after road, close to Redhill Park. The versatile accommodation includes a large open plan kitchen/dining area leading to the conservatory, three bedrooms, and a ground floor room with mezzanine that makes a fantastic fourth bedroom or home office. There is also a balcony that can be accessed via a stable door on the landing (perfect for your morning coffee), and an enclosed rear garden with a storage shed and outbuilding, which is currently set up as a bar, but could be a home office or small gym.







## *Property highlights*

Bright open plan kitchen/dining room

Separate living room, conservatory and utility room

Three/four bedrooms

Refitted bath/shower room

Downstairs cloakroom

Mezzanine and balcony

Enclosed rear garden with outbuilding and shed

Off road parking





**JAMES EVANS**  
HIVE Partner for Bournemouth

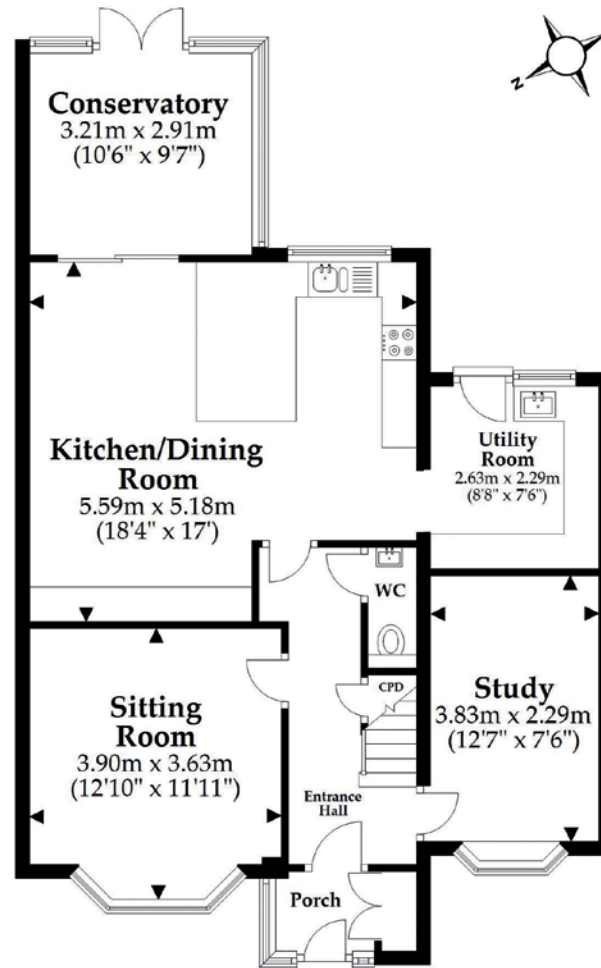
This property is located close to a large park with café and splash park, picturesque walks along the River Stour, and is within easy reach of a number of popular schools, including Winton Primary, Moordown St Johns, and the Winton and Glenmoor Academies. Miles of award winning sandy beaches, Castlepoint Shopping Centre, Bournemouth airport and travel interchange are all a short drive away.



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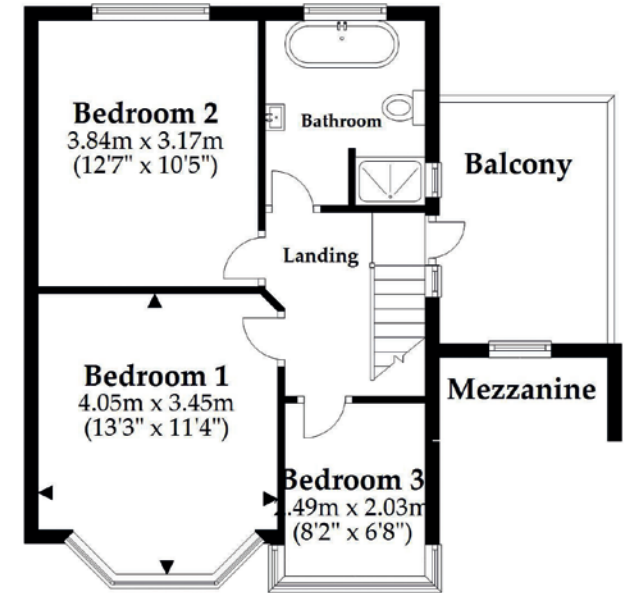
## Ground Floor

Approx. 78.4 sq. metres (843.6 sq. feet)



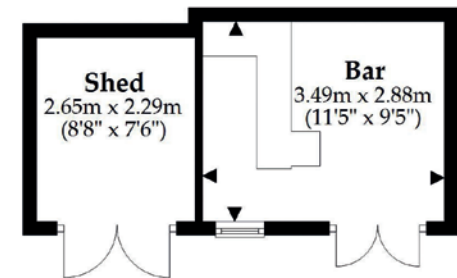
## First Floor

Approx. 45.4 sq. metres (488.1 sq. feet)



## Outbuilding

Approx. 16.4 sq. metres (176.4 sq. feet)



Total area: approx. 140.1 sq. metres (1508.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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