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PORTCHESTER ROAD
BOURNEMOUTH, BH8 8JY



GUIDE PRICE £965,000

A superb example of one of Bournemouth's original EDWARDIAN CHARACTER HOMES with wonderful LARGE ROOMS, PICTURE RAILS AND HIGH CEILINGS. Having been lovingly converted by the current owner back to its original layout from two apartments, this grand home sits on a GENEROUS, PREDOMINATELY SOUTHERLY FACING PLOT within a short distance of a wealth of local shops and services in Charminster, main railway station and Bournemouth town centre with all its restaurants and AWARD-WINNING BEACHES close by.

Energy Performance Rating D
Council Tax Band F



Creating a fantastic first impression of this wonderful home, the magnificent entrance hall has a turning staircase rising to the bright and spacious galleried landing and first floor accommodation.

Four large reception rooms all have lovely large bay windows. The family room overlooks the rear garden and is adjacent to the sitting room, which has access out to the rear patio, walk through dining area and on to the kitchen.

Fitted with a modern range of units under polished granite countertops, the kitchen has an array of integrated appliances and tiled floor.

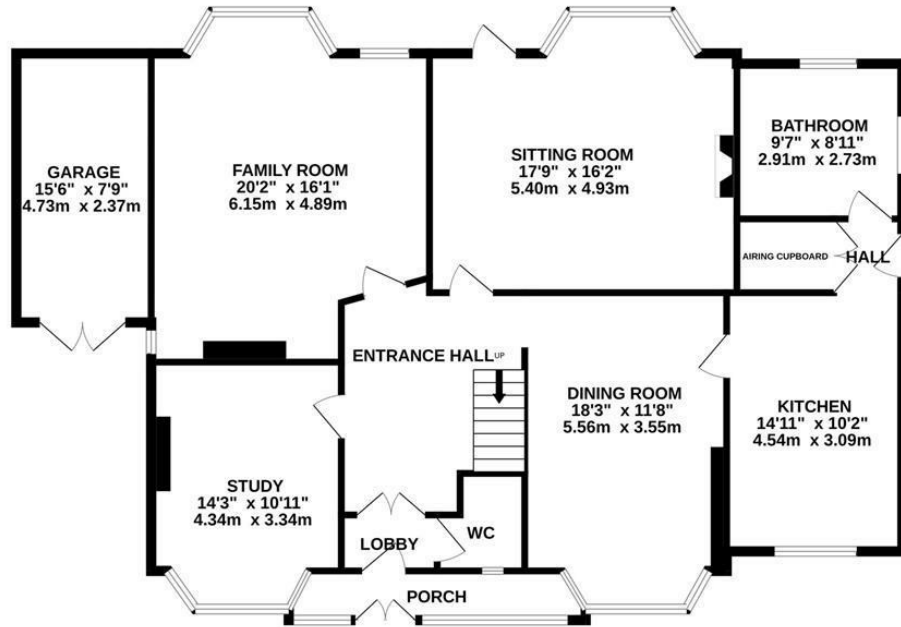
Completing the downstairs accommodation is the five-piece family bathroom.

On the first floor, four of the six palatial bedrooms enjoy beautiful, elevated views over the rear garden. All are serviced by a bathroom plus separate cloakroom.

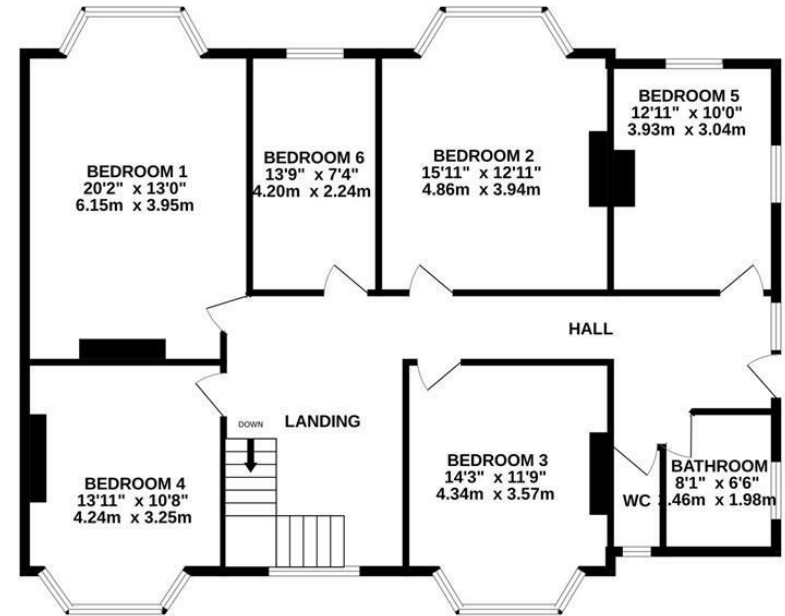
Mature trees and shrubbery provide a high degree of privacy at the front of the property, where there is also space for plenty of off-road parking, and a single garage. Southerly facing, the elegant rear garden is a perfect for entertaining featuring an extensive patio/terrace, well-manicured lawn and pond.



GROUND FLOOR
1487 sq.ft. (138.2 sq.m.) approx.



1ST FLOOR
1315 sq.ft. (122.1 sq.m.) approx.



TOTAL FLOOR AREA : 2802 sq.ft. (260.3 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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