

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

PORTCHESTER ROAD
BOURNEMOUTH, BH8 8JY



GUIDE PRICE £945,000

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.



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.

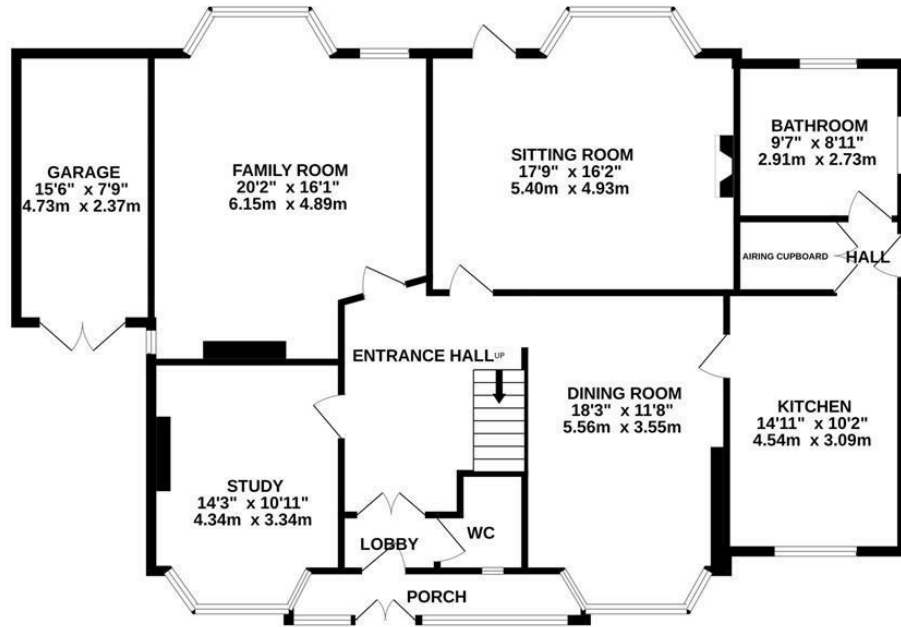
On the first floor, four of the six palatial bedrooms enjoy beautiful, elevated views over the rear garden. All are serviced by a bathroom plus separate cloakroom.

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.

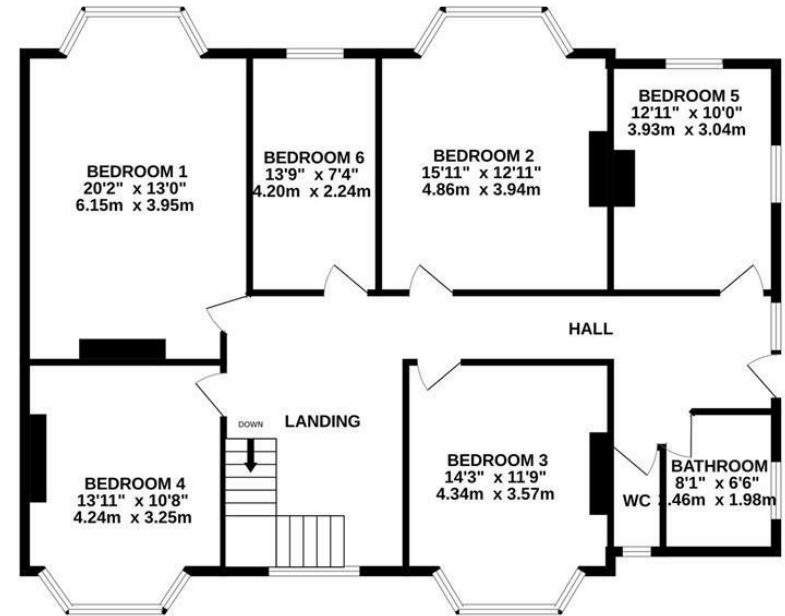
Energy Performance Rating D
Council Tax Band F



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.
Made with Metropix ©2023

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595