



**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**5 Colemore Road, Iford, Bournemouth, BH7 6RZ**

Guide Price **£800,000**



A truly exceptional residence nestled at the end of a private lane on the outskirts of Iford in Bournemouth. Rich in history and tracing its origins back to the 1930s, this home has remained within the same family since 1960.

Positioned in an idyllic setting with a captivating garden, the entrance is graced by an imposing wooden door that opens into a welcoming hallway.

On the ground floor, discover a delightful kitchen boasting a generous pantry, an expansive living room featuring a majestic fireplace and access to the garden, a sizable dining area, and a convenient downstairs WC.

Ascend the staircase to the first floor, where an original window floods the landing with natural light. The upper level reveals a splendid master bedroom suite with built-in wardrobes and a spacious en-suite bathroom. Additionally, this floor has three more bedrooms, a family bathroom, and a separate WC.

The highlight of this property is its magnificent gardens, offering ample space, lush greenery, and mature trees ideal for leisure, recreation, and gardening pursuits. Enhanced by ample off-road parking, a double garage, numerous storage sheds, and no onward chain, this home even features a charming old street light adorning the driveway. For those seeking charm, character, and abundant living space, we strongly encourage scheduling a viewing.







Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E















623 sq.ft. (57.9 sq.m.) approx.

608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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## Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • [poole@athertonsea.com](mailto:poole@athertonsea.com) • <http://www.athertonsestateagents.com>

