







## HOUSE & SON

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An exceptional opportunity to own this spacious and charming turn-of-the-century detached house, offering three to four bedrooms, located in the heart of Winton.

This delightful home features off-road parking and a welcoming reception hallway with ample storage. The ground floor includes two versatile reception rooms (one of which can serve as a fourth bedroom), a well-appointed galley kitchen, a bright conservatory, and a newly constructed, high-spec garden room (built in 2024), perfectly situated within the expansive, west-facing private rear garden.

Upstairs, there are three generously sized bedrooms and a family bathroom, providing plenty of comfort and space.

Other notable features include double glazing throughout, modern gas-fired central heating, and ample storage options, including a double shed. Ideally situated just a short stroll from local shops, bus routes, and within walking distance of several excellent schools and public recreation areas, this home blends convenience with charm.

With motivated sellers, this is an ideal family home. Don't miss out-call today to register your interest!



## OUTSIDE FRONT

Brick boundary wall to the front with driveway to the side.

## ENTRANCE

UPVC double glazed front door leading into reception hallway.

## RECEPTION HALLWAY

With an inner hallway, featuring original tiled flooring, a panelled wooden front door, stairs to the first floor, with storage space underneath and a double radiator.

## LOUNGE

**14' 6" into bay to recess" x 12' 0" (4.42m x 3.66m)**

UPVC double glazed bay window to front, double radiator and multiple socket points.

## RECEPTION TWO/BEDROOM FOUR

**12' 3" into recess" x 9' 10" (3.73m x 3m)**

UPVC double glazed window to the rear, double radiator, chimney breast with recess and multiple socket points.

## KITCHEN

**11' 2" x 8' 11" (3.4m x 2.72m)**

Modern fitted kitchen with a range of base and wall mounted units, including a concealed gas-fired boiler, with space for an American style fridge/freezer, washing machine and a slim line dishwasher, with a tall cupboard housing an integrated electric fan oven, a five ring gas fired hob inset into worktop surfaces, with a chimney filter hood over, a one and a half bowl stainless steel sink with a chrome mixer tap, and UPVC double glazed window to the side, and a UPVC double-glazed French door to the rear providing access into the conservatory. Multiple socket points.



## CONSERVATORY

**13' 6" x 8' 3" (4.11m x 2.51m)**

A timber frame conservatory with UPVC double glazed windows and a UPVC double glazed sliding door to the side. Power and light.











### FIRST FLOOR LANDING

**18' 7" x 5' 7" (5.66m x 1.7m)**

UPVC double glazed window to the side and loft hatch. Loft accessed via ladder.

### BEDROOM ONE

**14' 5" x 10' 8" (4.39m x 3.25m)**

UPVC double glazed bay window to the front, chimney breast with original cast iron fireplace with mantle and double radiator. Multiple socket points.

### BEDROOM TWO

**12' 4" x 9' 9" (3.76m x 2.97m)**

UPVC double-glazed window to rear, double radiator underneath. Chimney breast with original cast iron fireplace. Multiple socket points.

### BEDROOM THREE

**11' 3 into door recess" x 9' 2" (3.43m x 2.79m)**

UPVC double-glazed window to side and double radiator. Multiple socket points.

### BATHROOM

**8' 6" x 4' 9" (2.59m x 1.45m)**

A white three-piece suite comprising a bath with a side panel, over head shower, a pedestal wash hand basin, low-level WC, tiled walls, extractor fan and an obscure UPVC double-glazed window to the front.

### REAR GARDEN

A large, level, westerly aspect private rear garden, mostly laid to lawn, with side access. Enclosed by fencing and brick boundary walls, mostly laid to lawn but with a variety of mature planting, providing privacy and screening. Housing a double timber shed, with light and power and also providing access into.

### GARDEN ROOM

**13' 0" x 9' 10" (4m x 3m)**

Constructed in 2024 this garden room is fully insulated, waterproof and over clad. The building itself has a 15-year warranty and the EDP roof has a 50-year guarantee. Accessed by floor-to-ceiling double-glazed French doors, with floor-to-ceiling windows on either side, the garden room benefits from its own power supply, fed from an armoured cable leading from its own electrical consumer unit, located in the double shed, feeding four double sockets. Additionally, the garden room benefits from a category six cabled internet supply, fed into its double sockets. Externally there is a 5ft deck to the front, external courtesy lighting and an external double socket.

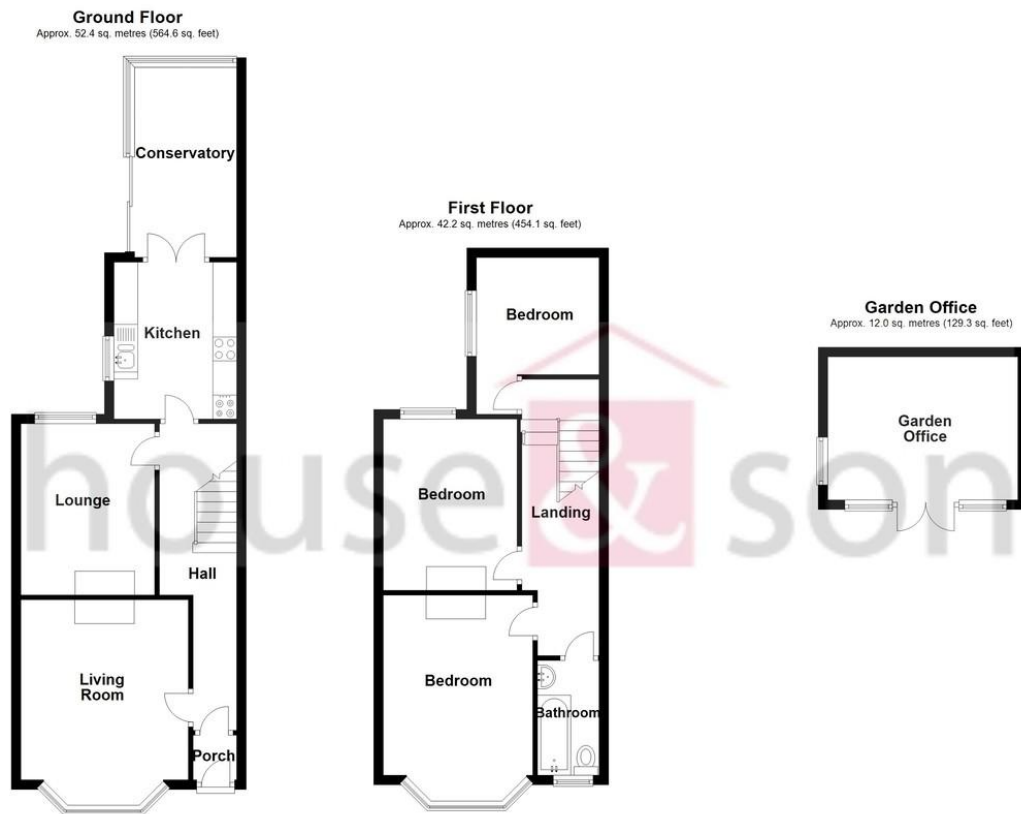
### DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

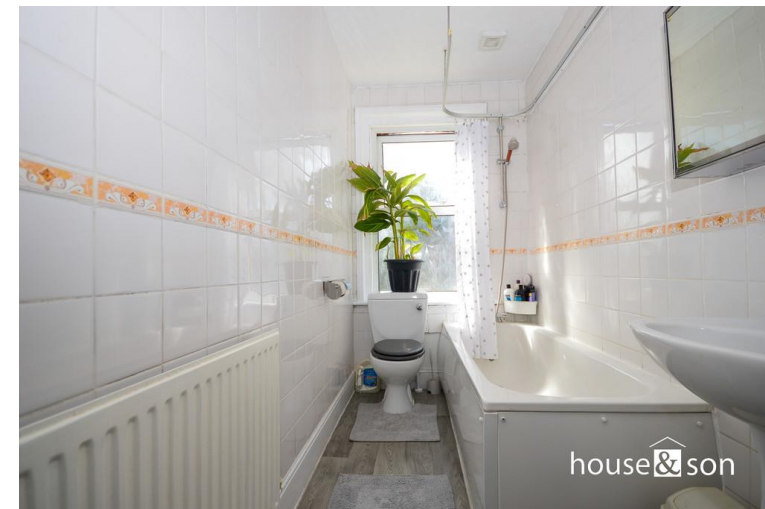
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Total area: approx. 106.7 sq. metres (1148.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006). Plan produced using PlanUp.



English | [Cymraeg](#)

## Energy performance certificate (EPC)

5 Leslie Road BOURNEMOUTH BH9 2JH	Energy rating <b>E</b>	Valid until:	11 September 2034
		Certificate number:	8100-5825-0522-6491-3143
Property type		Detached house	
Total floor area		84 square metres	

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