







## HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

This expansive Edwardian home offers an exquisite blend of timeless character and modern convenience. Located in the sought-after BH3 postcode area of Bournemouth, it enjoys a prime position just a short walk from the West Hants Club, Waitrose, and a selection of excellent local schools.

Entering through the beautifully refurbished original front door, now sympathetically upgraded with double glazing while retaining its charming leaded glass, you are welcomed into the "wow" factor reception hallway. The statement staircase takes centre stage, showcasing its original ornate balusters, newel posts, top rail, and acorn caps. Bathed in natural light from a second-floor skylight, this architectural feature is both striking and inviting. The space is further enhanced by Versailles-style solid wood flooring, which flows seamlessly throughout the ground floor.

The heart of the home is undoubtedly the extended kitchen/breakfast room, measuring over 23 feet in length. This versatile space has been thoughtfully designed to accommodate modern family living, featuring a contemporary fitted kitchen with ample storage and work surfaces. There is room for a full-sized dining table and a cosy snug area to the rear, where bi-folding doors open onto the south-facing garden-perfect for relaxing or entertaining.

The ground floor also includes a family lounge with a feature fireplace and views over the rear garden, alongside two further reception rooms, currently used as a playroom and an office, offering flexibility for family needs. A convenient ground-floor WC completes this level.



Upstairs, the galleried landing offers a bright and airy space, thanks to a large picture window with a westerly aspect. From here, you can access four generous double bedrooms. The two largest bedrooms, measuring 15'6" x 14'10", boast stunning outlooks-one over the south-facing private rear garden and the other over Bryanstone Road. The remaining bedrooms are also well-proportioned, and the contemporary family bathroom impresses with its freestanding bath, walk-in shower cubicle, floating wash hand basin, and low-level WC.

The second floor features two additional spacious double bedrooms. One benefits from a private en-suite shower room, while the other includes a large eaves storage cupboard. Both rooms enjoy scenic views of the surrounding area, adding to their appeal.

The home retains many of its original features, such as decorative cornicing, picture rails, architraves, and skirting boards, which blend beautifully with modern updates. Contemporary touches include stylish doors and fittings, a living flame fireplace set into a stone-effect wall, and modern utilities, including double glazing, a modern electrical consumer unit, and gas-fired combination boilers.

Outside, the south-facing garden is a true haven, featuring a slate seating area adjoining the house, mature hedge screening for privacy, and a neatly maintained lawn. A tarmac driveway to the side leads to the detached garage, which is equipped with an up-and-over door, UPVC double-glazed windows, a side courtesy door, lighting, and power. The front driveway, finished in contemporary slate, provides off-road parking for multiple vehicles.



This property is an exceptional opportunity for larger families, combining elegant Edwardian charm with modern living in a highly desirable location close to local amenities. Offered in turn-key condition, early viewing is highly recommended to avoid disappointment.









## **ENTRANCE**

## **RECEPTION HALLWAY**

## **GROUND FLOOR NORTH WEST FACING RECEPTION**

15' 7 into bay" x 15' 0 into chimney recess" (4.75m x 4.57m)

## **GROUND FLOOR NORTH EAST FACING RECEPTION**

13' 11" x 12' 1 into chimney recess" (4.24m x 3.68m)

## **KITCHEN/BREAKFAST ROOM**

23' 6" x 11' 8" (7.16m x 3.56m)

## **GROUND FLOOR SOUTH WEST FACING RECEPTION**

15' 10 into bay window" x 14' 11" (4.83m x 4.55m)

## **STAIRS TO THE FIRST FLOOR**

## **FIRST FLOOR LANDING**

## **FIRST FLOOR SOUTH EAST CORNER BEDROOM**

11' 6 into door recess" x 12' 1 into chimney recess" (3.51m x 3.68m)

## **FIRST FLOOR NORTH EAST CORNER BEDROOM**

12' 2 into recess" x 9' 6" (3.71m x 2.9m)

## **FIRST FLOOR NORTH WEST CORNER BEDROOM**

15' 6 into bay" x 14' 11 into chimney recess" (4.72m x 4.55m)

## **FIRST FLOOR SOUTH WEST CORNER BEDROOM**

15' 6 into bay" x 14' 10 into chimney recess" (4.72m x 4.52m)

## **STAIRS TO THE SECOND FLOOR**

## **SECOND FLOOR EAST FACING BEDROOM**

21' 1 max" x 9' 5 max" (6.43m x 2.87m)

## **SECOND FLOOR WEST FACING BEDROOM**

13' 10" x 12' 11 into dorma" (4.22m x 3.94m)

## **EN-SUITE SHOWER ROOM**

6' 3" x 4' 1" (1.91m x 1.24m)

## **REAR GARDEN**

## **DETACHED GARAGE**

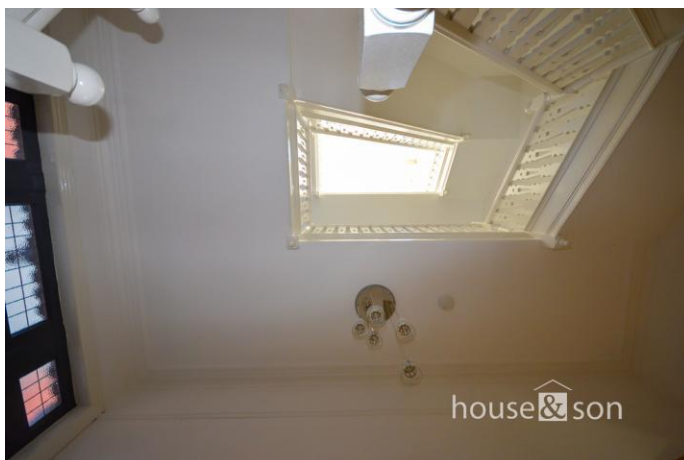
## **OUTSIDE FRONT**

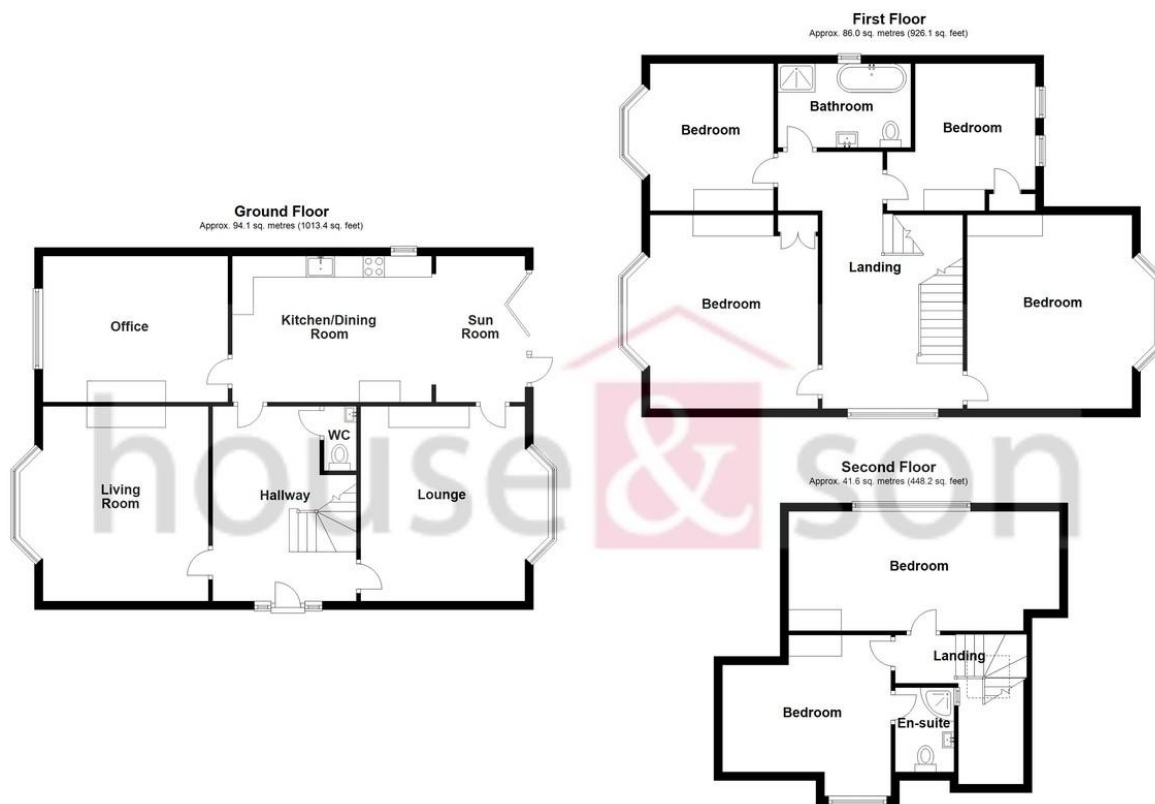
## **DISCLAIMER**

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. 221.8 sq. metres (2387.7 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)

|                                              |                           |                     |                          |
|----------------------------------------------|---------------------------|---------------------|--------------------------|
| 20 Bryanstone Road<br>BOURNEMOUTH<br>BH3 7JE | Energy rating<br><b>D</b> | Valid until:        | 5 December 2034          |
|                                              |                           | Certificate number: | 5490-8869-0322-6405-3243 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 222 square metres |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.