





HOUSE & SON

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This well-presented detached home in Winton East offers versatile living space and excellent home and income potential. Located on a quiet residential road, the property is just a short walk from Winton High Street, with its array of independent shops, cafés, and essential amenities, and is ideally positioned with Bournemouth Station, Branksome Station, and Pokesdown Station all within easy reach.

Accommodation

Upon entering, you are greeted by a welcoming entrance hall complete with a large understairs storage cupboard. The ground floor features a convenient shower room with a corner shower, WC, and wash hand basin. To the front, a spacious lounge/snug benefits from a charming bay window, while at the rear, the semi-open plan seamlessly connects the kitchen, reception/dining area, and a bright conservatory with direct access to the garden. The well-equipped kitchen boasts integrated appliances including a dishwasher and fridge/freezer, with ample space for a range cooker and washing machine, and enjoys an abundance of natural light thanks to its dual aspect windows. The dining area, complemented by a fitted bookcase, provides an inviting space for entertaining.

Upstairs, three generous double bedrooms are presented, each benefiting from UPVC double glazing and radiators. The main and second bedrooms include fitted wardrobes, ensuring plenty of storage. The family bathroom is appointed with a stylish four-piece suite featuring a bath, separate shower, WC, and wash hand basin, all set against tastefully tiled walls and flooring. The property is fully double glazed



and features a gas-fired combination boiler for year-round comfort.

Externally, a blocked paved driveway to the front and an additional side driveway offer ample off-road parking, even accommodating a camper van. The landscaped rear garden provides a tranquil outdoor retreat with a patio area adjoining the house, a well-maintained lawn, and a further patio area. Enhancing the storage options is a large timber shed, complete with natural light and power.

Annexe & Home/Income Potential

A separate annexe offers fantastic flexibility-ideal as a guest suite, home office, or rental opportunity. With its own private entrance, power supply, and double glazing, it is perfectly suited to multi-generational living or generating additional income.

Location & Market Insight

Properties in this area are in high demand, and detached homes with this level of space and versatility are rarely available. Meticulously maintained throughout and in excellent condition, this home is ready for its next owner without the need for modernisation. Priced at £475,000, it represents an outstanding opportunity to secure a spacious property with significant investment potential in one of Bourne's most desirable locations.

For more details or to arrange a viewing, contact House & Son today.







ENTRANCE

GROUND FLOOR SHOWER ROOM

LOUNGE

KITCHEN

15' 6" x 8' 11" (4.72m x 2.72m)

DINING ROOM

13' 4" x 11' 11" (4.06m x 3.63m)

CONSERVATORY

13' 4" x 11' 5" (4.06m x 3.48m)

BEDROOM ONE

16' 5" x 9' 0" (5m x 2.74m)

BEDROOM TWO

14' 0" x 11' 11" (4.27m x 3.63m)

BEDROOM THREE

15' 0 into bay" x 8' 0" (4.57m x 2.44m)

BATHROOM

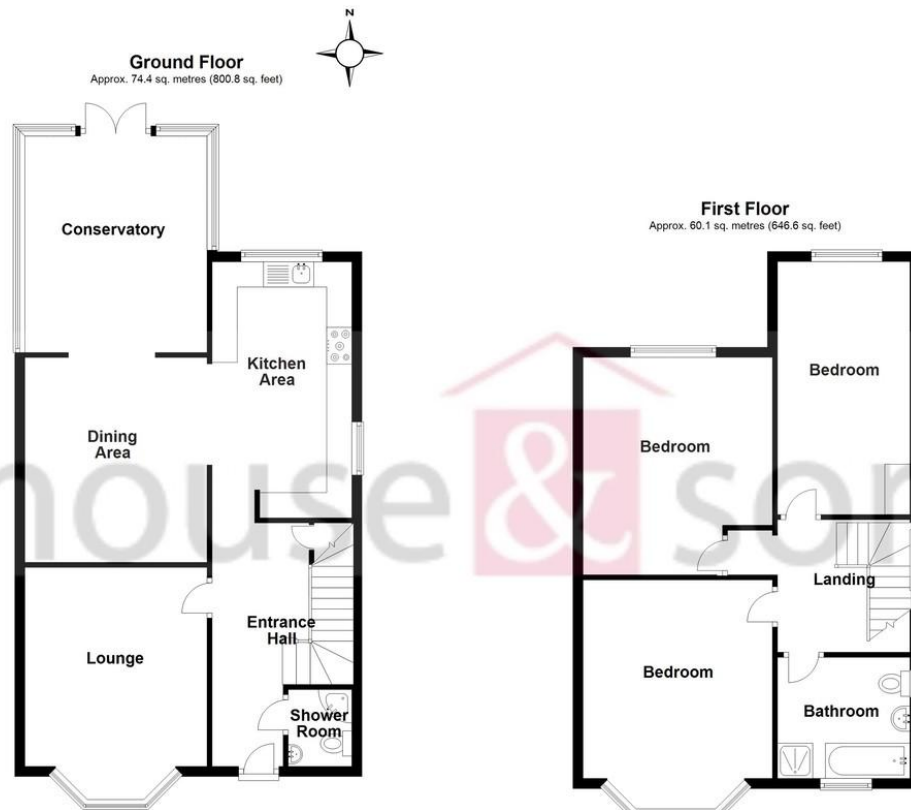
8' 0" x 7' 8" (2.44m x 2.34m)

ANNEXE

17' 6" x 8' 2" (5.33m x 2.49m)

GARDEN





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 misstatement. 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 (Tel: 01202 556006)
Plan produced using PlanUp.



English Cymraeg		
Energy performance certificate (EPC)		
8 Library Road BOURNEMOUTH BH9 2QH	Energy rating	Valid until: 16 February 2035
	D	Certificate number: 0370-2763-1420-2895-0635
Property type		Detached house
Total floor area		133 square metres