







## HOUSE & SON

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A Stylishly Renovated Family Home with Charm, Character & Modern Comforts

Located along the popular Charminster Road and well placed for local schools, shops and green spaces, this thoughtfully renovated detached home offers a wonderful blend of traditional features and contemporary upgrades. Set back behind, a gated front garden with off-road parking, the property is perfectly suited for family living and is just a short distance from both Castlepoint and Bournemouth town centre.

Having undergone extensive renovation in the last four years, the property now presents a stylish, ready-to-move-into home with scope for a few finishing touches. From its striking matte black kitchen and beautiful bathroom to its wildlife-friendly garden and versatile garden room, there's real charm at every turn.

### Ground Floor Accommodation

A traditional timber front door with borrowed light windows leads into a spacious and welcoming reception hallway, where a patterned porcelain tiled floor sets the tone for the rest of the home. This attractive flooring continues into the kitchen/breakfast room and downstairs WC.

The kitchen/breakfast room is a true focal point of the home - both stylish and practical. Fitted with a modern matte black kitchen and a range of integrated appliances including a fridge/freezer, dishwasher, washing machine, and double oven, it also benefits from a concealed gas boiler, breakfast bar, inset electric hob, and contrasting worktops with matching tiled upstands. There's ample natural light thanks to French doors and three side-facing windows, and space for a breakfast table makes this an ideal area for family meals or morning coffee.

The lounge/diner is a bright and versatile living space, featuring a bay window to the front with a westerly outlook, and French doors



opening to the rear garden. It's finished with recessed ceiling spotlights, a soft carpet underfoot, and two modern contemporary radiators - perfect for relaxing evenings or entertaining guests.

A neatly positioned ground floor WC beneath the stairs includes a modern white suite with WC and wash basin.

#### First Floor Accommodation

Upstairs, the first-floor landing provides access to three bedrooms, the family bathroom, and the loft - which has light, power, and generous storage potential.

All three bedrooms are well-proportioned and presented in a neutral style, with smooth plastered ceilings, recessed spotlights, and modern contemporary radiators throughout. The main bedroom benefits from five built-in wardrobes and a westerly aspect, while the second bedroom houses a cupboard containing the pressurised water cylinder.

The family bathroom is a luxurious and well-designed space, featuring a white suite comprising a p-shaped bath with glass screen, rainfall shower, and handheld attachment, floating vanity unit, and low-level WC. The slate-effect heated flooring offers a touch of luxury underfoot, while the matte black heated towel rail adds both style and function. Harris-style part-tiled walls provide a crisp, modern finish.

#### Outside Space

The front garden features a solid boundary wall with a gated entrance to the side driveway, which provides ample parking space - including room for a camper van. It's mostly laid to lawn with mature planting, seasonal bluebells, and a well-established tree providing a lovely approach to the home.

The rear garden offers a peaceful setting to relax or entertain, with a patio area directly adjoining the house, a lawned space perfect for children or picnics, and a mix of mature shrubs and trees including two striking cherry blossoms. One unique feature is the natural set-aside - a purposefully left wild area that now encourages native wildlife, home to a variety of insects and even a family of



hedgehogs.

To the side of the property, the former garage has been converted into a garden room, now benefiting from a new roof, double glazing, power and lighting. This versatile space is perfect for use as a home office, studio, or gym - offering an excellent option for those working from home or seeking a hobby or wellness area.

#### Location & Lifestyle

Charminster is a vibrant and well-connected suburb of Bournemouth with a real sense of community. The property is close to a variety of independent cafes, local convenience shops, parks, and health services. Larger shopping outlets and amenities can be











found at nearby Castlepoint and Winton.

There are excellent schools within walking distance, including Queen's Park Infant Academy, Bournemouth School, and Bournemouth School for Girls - all rated 'Good' or 'Outstanding' by Ofsted.

Public transport is easily accessible, with bus stops just metres from the property and Bournemouth railway station approximately 2.6 km away, offering direct links to London and surrounding areas.

Nearby places of interest include the Grade II listed Church of the Annunciation, St Alban's Church, and Queen's Park Golf Course. Bournemouth's award-winning beaches and seafront are also just a short drive away.

#### In Summary

This striking detached home on Charminster Road has been thoughtfully renovated over recent years, transforming it into a stylish and practical space that's ready for modern family life. Behind its classic façade lies a home full of contemporary comforts - from upgraded electrics throughout, high specification finishes, and modern radiators in every room, to the beautifully designed kitchen and luxurious bathroom with heated flooring.

The accommodation is both generous and versatile, offering well-proportioned rooms, ideal for growing families or those working from home. The converted garage garden room adds a fantastic bonus space, perfect as a home office, studio or fitness area.

Outside, the property continues to impress - with a gated driveway providing ample off-road parking, a rear garden designed for both relaxing and play, and even a thoughtfully preserved wildlife-friendly area that's become a haven for hedgehogs and insects.

With excellent local schools, parks, and shops all within easy reach - and Bournemouth's beaches and town centre just a short drive away - this home really does tick the boxes for location, lifestyle and long-term value.

A property that blends character with convenience - smartly updated, spacious, and ready to welcome its next proud owner.

#### RECEPTION HALLWAY

15' 01" x 16' 10" (4.6m x 5.13m)

#### LOUNGE/DINER

27' 09" x 11' 7" (8.46m x 3.53m)

#### KITCHEN/BREAKFAST ROOM

21' 07" x 9' 0" (6.58m x 2.74m)

#### GROUND FLOOR WC

#### STAIRS TO FIRST FLOOR

#### MASTER BEDROOM

14' 0 into bay" x 11' 07" (4.27m x 3.53m)

#### BEDROOM TWO

12' 06" x 10' 08" (3.81m x 3.25m)

#### BEDROOM THREE

8' 01" x 6' 10" (2.46m x 2.08m)

#### BATHROOM

7' 09" x 6' 11" (2.36m x 2.11m)

#### LOFT

#### OUTSIDE FRONT

#### GARDEN

#### GARDEN ROOM



English | [Cymraeg](#)

## Energy performance certificate (EPC)

520 Chaminier Road BOURNEMOUTH BH9 9SJ	Energy rating <b>C</b>	Valid until:	1 December 2034
		Certificate number:	2826-6943-6131-0306-6138
Property type		Detached house	
Total floor area		99 square metres	