





HOUSE & SON

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House & Son are pleased to present this detached home in the heart of Winton, offering versatile accommodation and excellent potential.

The property can be arranged as a three-bedroom house with three reception rooms or as a four-bedroom layout with a ground floor bedroom and shower room. The twin reception rooms provide welcoming spaces for family living, while the kitchen and dining area open onto a private rear garden, ideal for outdoor entertaining.

Upstairs, the home features three well-proportioned bedrooms and a bathroom. Gas central heating and double glazing are installed throughout.

Externally, the property benefits from an enclosed rear garden.

Frampton Road is well located for local schools including Glenmoor & Winton Academies and Bournemouth School, and within easy reach of Winton High Street, with its wide range of shops, cafes, and restaurants. Bournemouth town centre and award-winning beaches are also just a short drive away.

This home offers buyers the opportunity to personalise further and represents strong value in a sought-after area of Bournemouth.



ENTRANCE PORCH

5' 0" x 3' 10" (1.52m x 1.17m)

Provision for shoes and coats etc. Internal glazed door and side panel to entrance hall.

ENTRANCE HALL

Radiator. Understair recess/storage.

LOUNGE

14' 0" into bay max" x 12' 0" (4.27m x 3.66m)

Easterly aspect, double glazed bay window to front. Shelving. Radiator.

DINING ROOM

13' 0" x 11' 3" (3.96m x 3.43m)

Generous size room. Semi open planned to kitchen. Storage. Radiator. Double doors into sun lounge/study.

SUN LOUNGE/STUDY

10' 9" x 8' 1" (3.28m x 2.46m)

Direct access onto westerly aspect lawned garden via inset double glazed French doors. Radiator.

KITCHEN

12' 9" x 6' 4" (3.89m x 1.93m)

Two double glazed windows to side. Double glazed door access to side and rear gardens. One and half bowl stainless steel sink unit and drainer. Fitted eye level units, fitted complementing base units incorporating drawers, roll top work surfaces over. Part tiled walls. Inset four ring gas hob, cooker filter hood, single combination oven. Space for fridge/freezer. Radiator. Wall mounted. Gas fired combination boiler. Archway to utility area.

UTILITY AREA

3' 8" x 2' 0" (1.12m x 0.61m)

Provision for washing machine, storage over.



GROUND FLOOR SHOWER ROOM

6' 2" x 4' 3" (1.88m x 1.3m)

Obscure double glazed window to rear. Quadrant shower with sliding door enclosure. Low level WC. Pedestal wash hand basin. Low level WC.



STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall.

BEDROOM ONE

14' 0 max into bay" x 12' 0" (4.27m x 3.66m)

Double glazed bay window to front. Built in wardrobe. Radiator.

BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m)

Double glazed window to rear. Radiator.

BEDROOM THREE

9' 6" x 9' 2" (2.9m x 2.79m)

Double glazed window to rear overlooking westerly aspect garden. Radiator.

BATHROOM

Obscure double glazed window to front. Bath, folding screen to side, taps over, electric shower. Pedestal wash hand basin. Low level WC.



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Energy performance certificate (EPC)

18 Frampton Road BOURNEMOUTH BH9 1HD	Energy rating D	Valid until:	1 November 2032
		Certificate number:	0190-1625-0922-4202-3923

Property type

Detached house

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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 are 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.