



Estate Agents



Auctioneers

Browning Avenue, Boscombe Manor, Bournemouth, Dorset, BH5 1NR

Guide Price £1,500,000 – Freehold

**Five Bedroom Detached House with Attached Two Bedroom Annexe | Main House | Porch | Hallway | Lounge | Dining Room
Open Plan Kitchen Breakfast Room & TV Room | Cloakroom | Landing | Guest Bedroom & Ensuite
Three Further First Floor Bedrooms | Family Bathroom | Utility Room | Stairs to Second Floor | Master Suite
Bedroom | Dressing Room | Ensuite Bathroom | Annexe | Own Entrance | Hallway | Open Plan Reception Room & Kitchen
Diner | Wc | Stairs & Landing | Two Double Bedrooms | Bathroom | Garage/Store | Carriage Driveway with Multiple Parking**

Richard Godsell are delighted to present one of the finest properties currently available in the area. This exceptional five-bedroom, three-bathroom detached residence is complemented by a beautifully appointed two-bedroom self-contained annexe, offering expansive and versatile accommodation totalling approximately 4,373 sq ft. The property boasts an extensive range of high-quality features, including UPVC double glazing, gas central heating, solar panels and a CCTV security system. At its heart lies an impressive 46ft open-plan kitchen, dining, and living space, perfectly designed for modern family living and entertaining. In addition, there are two further reception rooms, a luxurious master suite with dressing room and private bathroom, a guest suite with en-suite, a third bedroom with en-suite, two further bedrooms, and a stylish family bathroom. The rarely available two-storey annexe (approx. 1,134 sq ft) provides excellent flexibility for multi-generational living or potential rental income. The property is presented in superb order throughout, and internal viewing is essential to fully appreciate the space, quality, and versatility on offer.

Upon entering via the porch, you are welcomed into a spacious hallway with stairs rising to the first floor, a useful understairs study area, and a guest cloakroom. To the right is the stunning 46ft open-plan kitchen/living space, featuring a sleek, contemporary kitchen fitted with a comprehensive range of integrated appliances and a central island with seating for four. The layout flows seamlessly into a cosy TV snug at the front, while the rear breakfast area provides ample space for dining and opens onto the patio via double doors. There are two reception rooms: a luxurious lounge to the rear overlooking the garden, and an elegant dining room to the front with a bay window. The first floor offers four generous double bedrooms, including a superb guest suite with fitted wardrobes and an en-suite bathroom, and a third bedroom also benefiting from its own en-suite. Two further double bedrooms are served by a beautifully appointed family bathroom featuring a bath, separate shower, vanity basin, and WC. A practical first-floor utility room houses the washing machine and dryer for added convenience. Stairs rise to the top floor, where the impressive master suite occupies a private sanctuary. This opulent space includes a full range of fitted wardrobes, a dressing table and drawers, a walk-in wardrobe, and a luxurious four-piece bathroom.

The annexe, constructed in 2021, offers excellent independent living accommodation. It comprises an open-plan kitchen/living space, two double bedrooms, and a bathroom, along with a garage/store to the front, ideal for extended family, guests, or income potential. Externally, the property is approached via a carriage driveway providing ample off-road parking for multiple vehicles. The rear garden is beautifully secluded, featuring a large patio area, well-maintained lawn, mature planted borders, and a charming timber garden room.







GROSS INTERNAL AREA
 FLOOR 1: 1875 sq.ft, 174 m², FLOOR 2: 1884 sq.ft, 175 m², FLOOR 3: 614 sq.ft, 57 m²
 EXCLUDING STORAGE
 TOTAL: 4373 sq.ft, 406 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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