



The Coach House, 33 Cavendish Road
Bournemouth, BH1 1QZ



A unique and charming detached home situated in a desirable location close to Bournemouth town centre and beaches with 4 bedrooms and 3 reception rooms.

- Detached Coach House
- South-westerly facing gardens
- Reception hall
- 3 spacious reception rooms
- Kitchen and utility room
- 4 bedrooms
- En-suite & family bathroom
- Garage
- Gated driveway
- Walled gardens
- Walking distance to town and beaches

ASKING PRICE:

£650,000 (Freehold)

EPC RATING:

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		





Property Description

A unique and charming detached residence, The Coach House occupies a tucked away position whilst remaining conveniently close to the many amenities of Bournemouth town centre and its award-winning coastline. Set behind electric gates within attractive, low maintenance courtyard-style gardens, this well-presented home enjoys a desirable south-westerly aspect and offers bright, spacious accommodation throughout.

Perfectly positioned for convenience, the property is approximately 1 mile from the beach, 0.5 mile from Bournemouth town centre, and 0.5 mile from Bournemouth train station, providing excellent connectivity and lifestyle appeal.

Accommodation

The property is entered via a generous reception hall with staircase rising to the first floor and a cloakroom with WC.

The bright, dual aspect sitting room features double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A separate living room provides a cosy yet spacious retreat, centred around a feature fireplace and benefitting from a fitted under-stair storage cupboard. A door lead through to the dining room, which also enjoys double doors to the garden — ideal for entertaining.

The kitchen is fitted with a comprehensive range of base and eye level units, incorporating a fitted dishwasher and space for a fridge freezer. An adjacent utility room offers additional storage and space for white goods, together with internal access to the garage.

Upstairs, the first floor landing includes two cupboards, one being the airing cupboard housing the recently replaced hot water tank. The spacious principal bedroom benefits from built-in storage and a well-appointed en suite shower room with a three-piece suite. There are three further bedrooms, all with built-in wardrobes, served by a family bathroom comprising a three-piece suite.



Outside

The Coach House is set within walled gardens approached via electric gates, enhancing both privacy and security. A brick paved driveway provides off-road parking and access to the garage, with additional hardstanding to the side offering further parking or storage potential.

The gardens are arranged for ease of maintenance and enjoyment, with a combination of patio terraces, lawn and planted borders. Thanks to the south-westerly orientation, the outdoor space enjoys sunny aspects throughout the day — ideal for relaxation or entertaining.

Summary

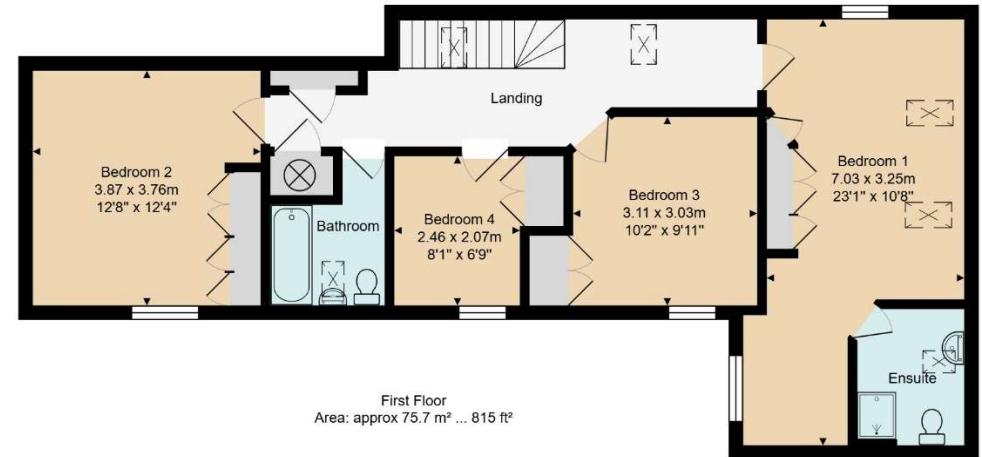
A rare opportunity to acquire a distinctive detached home in a discreet yet highly convenient Bournemouth location, offering space and excellent access to both the town centre and coastline.

Additional information

Council tax band – F
Gas fired central heating
Mains services







Total Area: approx 178.5 m² ... 1922 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk