



Estate Agents



Auctioneers

April Cottage, Thornbury Road, Hengistbury Head, Dorset, BH6 4HS

Guide Price £775,000 – Freehold

Three Double Bedroom Two Bathroom Detached Chalet Style House | Entrance Hallway | 21ft Reception Room | Kitchen Breakfast/Dining Room | Utility Room | Ground Floor Bedroom & Ensuite | Vaulted Landing | Two Double Bedrooms Bathroom | 19ft x 15ft Double Garage & Parking | Corner Plot | No Chain

A fabulous detached character house occupying a generous wide corner plot in the heart of highly sought-after Hengistbury Head, featuring the rarely available benefit of a substantial double garage. The property offers spacious and versatile accommodation, including a triple-aspect 21ft reception room, kitchen/breakfast room, separate utility room and a useful ground floor double bedroom with en-suite shower room. Upstairs are two further double bedrooms, a family bathroom and an impressive, vaulted landing. Ideally positioned close to the popular St Katharine's School and within easy walking distance of picturesque walks along the River Stour and the stunning beaches and nature reserve at Hengistbury Head. The property is offered with no onward chain, making an early viewing essential.

On entering, the welcoming hallway features a vaulted ceiling and turning staircase. To the left is the bright and spacious triple-aspect 21ft reception room, featuring a wood-burning stove, front bay window and sliding patio doors opening onto the rear garden. To the rear is a modern kitchen fitted with a range of wall and base units, opening into a useful dining/breakfast area. A separate utility room provides additional storage and practical space. The ground floor also benefits from a double bedroom with its own en-suite shower room and WC, offering excellent flexibility for guests, family members or those seeking single-level living. An internal door from the utility room leads directly into the impressive 19ft x 15ft double garage. This is a particularly valuable feature and offers excellent potential for conversion into additional living space or annex-style accommodation, subject to the necessary planning consents. The garage also benefits from loft space, providing further useful storage or potential for conversion.

A gravel driveway provides off-road parking for several vehicles. Further benefits include double glazing and gas central heating. Outside, the property enjoys attractive wrap-around gardens extending to all sides, providing a high degree of privacy and seclusion. The gardens enjoy a lovely sunny aspect and offer plenty of space for outdoor entertaining and relaxation.

A rare opportunity to acquire a detached home with a double garage and excellent potential, in one of Hengistbury Head's most desirable locations. With no onward chain, early viewing is highly recommended.

Tenure: Freehold

EPC Rating: 64 | D

Council Tax Banding: E

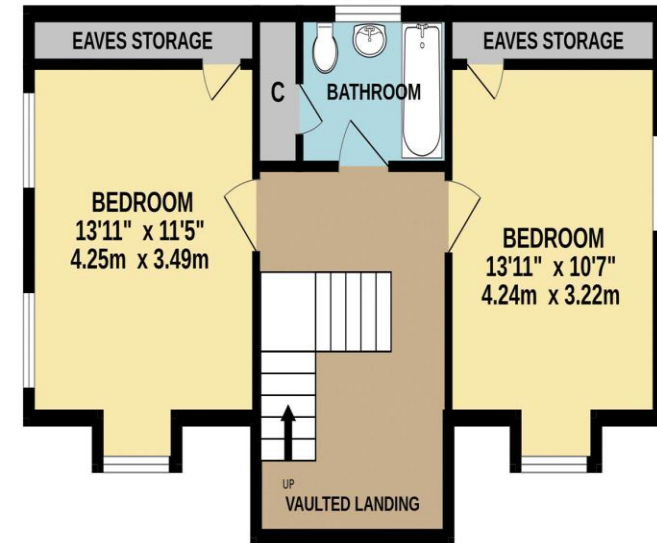




GROUND FLOOR
1058 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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