



Estate Agents



Auctioneers

# Baring Road, Hengistbury Head, Bournemouth, Dorset, BH6 4DT

## Guide Price £1,100,000 – Freehold

**Four/Five-Bedroom Detached Chalet Style House | Porch | Hallway | Ground Floor Bedroom | Modern Shower Room/Utility Room | Study/Bedroom 5 | Luxury 20ft Kitchen Breakfast Room | Lounge | Conservatory | First Floor Landing Master Bedroom with En-Suite & walk in Wardrobe | Family Bathroom | Two Further Double Bedrooms | Off Street Parking Tandem Length Garage | 110' South Facing Secluded Rear Garden | No Chain**

A beautifully newly refurbished and deceptively spacious 4/5-bedroom detached chalet-style home, occupying a prime position in the heart of Hengistbury Head just yards from the stunning beaches and coastline. Set within a sought-after location, the property enjoys a superb 115ft south-facing rear garden and offers over 1,700 sq ft of flexible accommodation, making it ideal for a variety of buyers. The house has been extensively updated throughout and benefits from UPVC double glazing, gas central heating with stylish new radiators, new carpets and flooring, and tasteful redecoration. The versatile layout includes a ground floor double bedroom with a modern shower room/utility room opposite, a study which could also be used as a fifth bedroom, a 20ft newly fitted kitchen/breakfast room, a 15ft lounge, conservatory, principal bedroom with a newly installed en-suite and walk-in wardrobe, two further double bedrooms, a luxury family bathroom, off-road parking, a tandem-length garage, and a fantastic south-facing rear garden. The property is offered with no forward chain.

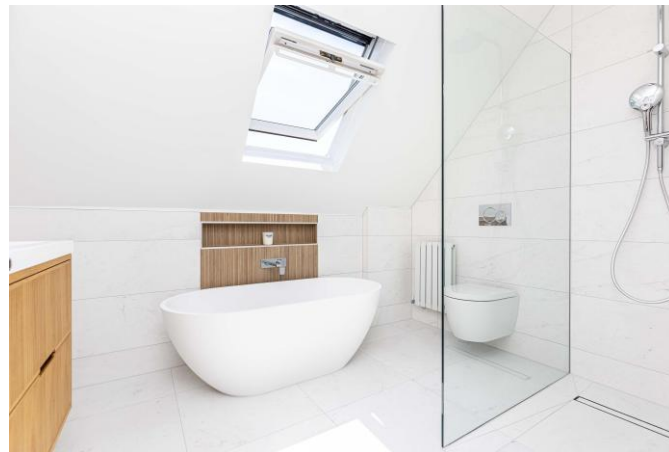
A porch opens into the entrance hall, which features attractive wooden flooring, a useful storage cupboard and stairs leading to the first floor. At the front of the house is a double bedroom, with a contemporary shower room/utility room nearby. The study provides an ideal home office but could easily serve as an additional bedroom if required. To the rear, the dual-aspect lounge is a comfortable and welcoming space, centred around a fireplace and opening into the conservatory through double doors, creating an excellent space to relax while overlooking the garden. The kitchen is undoubtedly one of the standout features of the home. Recently installed, it is fitted with hand-painted solid wood STORI units, granite worktops, an extensive range of cupboards, an integrated dishwasher and microwave, a feature coffee station, and a central island with breakfast seating for four. Bi-fold doors open directly onto the patio, making it a great space for both everyday living and entertaining. Upstairs, the principal bedroom benefits from a newly fitted en-suite with a walk-in shower, wall hung wc and timber vanity wash hand basin, together with a generous walk-in wardrobe. There are two further double bedrooms, while the family bathroom has also been completely refurbished and includes a freestanding bath, separate walk-in shower, wall hung WC and timber vanity wash hand basin, finished with stylish contemporary tiling. The landing also provides access to a boarded loft for additional storage. Outside, the gravel frontage provides off-road parking for two or three vehicles and leads to a tandem-length garage via a gated side entrance. The rear garden is a real feature of the property. Enjoying a sunny south-facing aspect and extending to approximately 115ft, it offers an excellent level of privacy with a large patio, generous lawn and well-established flower and shrub borders, creating a lovely outdoor space to enjoy throughout the year. Viewing is highly recommended to fully appreciate the space, presentation and superb location this home has to offer.

Tenure: Freehold

Council Tax Banding: E

EPC Rating: to be confirmed

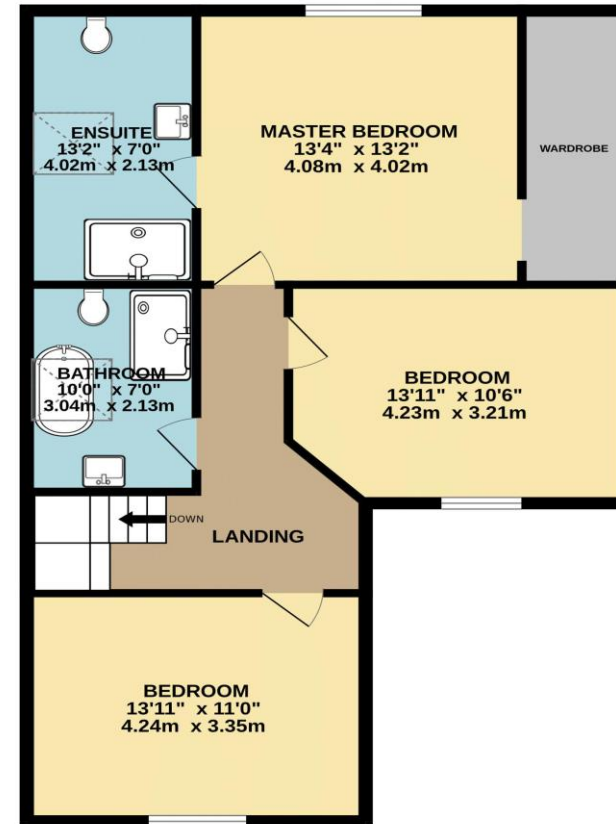




GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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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