



Estate Agents



Auctioneers

# **Littledown Drive, Littledown, Bournemouth, Dorset, BH7 7AH**

**Guide Price £750,000 – Freehold**

**Modern Five Bedroom Two Reception Room Three Bathroom Detached House | Porch | Hallway | Shower Room | Utility Room  
Modern Kitchen Breakfast Room | 22ft Main Reception Room | Extended Dining Room | Ground Floor Bedroom 5 & Study  
Landing | Master Bedroom with Ensuite | Three Further Double Bedrooms | Family Bathroom | Double Garage | Off Street  
Parking for 5 Cars | 90ft Rear Garden | No Chain**

An exceptional executive detached residence, superbly presented and located within the highly sought-after Littledown Development. Perfectly positioned for convenient access to JP Morgan, Bournemouth Hospital, and excellent transport links via the A338 into Bournemouth, this impressive home combines space, style, and practicality. Originally constructed as one of the development's show homes, the property enjoys a quiet cul-de-sac setting on a larger-than-average plot. The beautifully maintained accommodation extends to approximately 2,255 sq ft, offering a generous and versatile layout ideally suited to modern family living as well as a potential ground-floor annexe! Viewing Recommended!

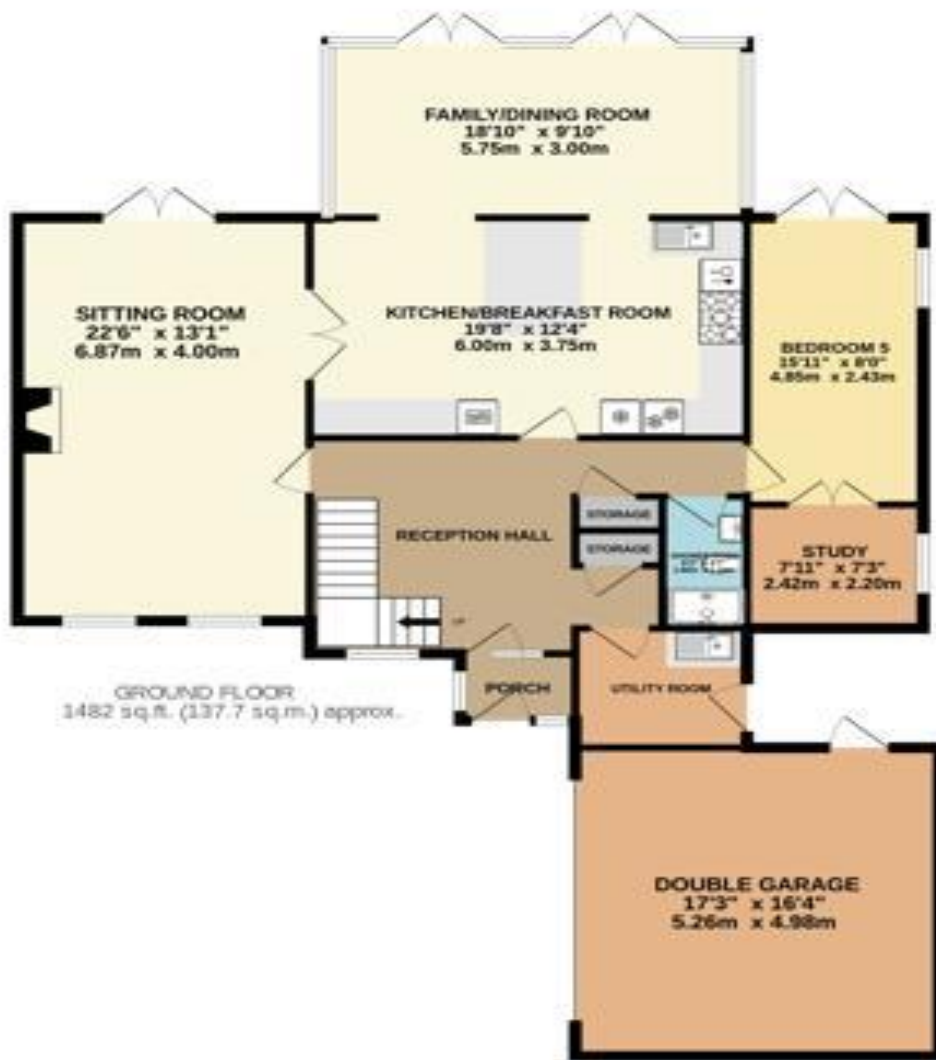
The ground floor is particularly impressive, featuring a stunning 22ft triple-aspect main reception room that provides an abundance of natural light and a welcoming atmosphere. An 18ft extended dining room offers the perfect space for entertaining, while a separate family/TV room with an integrated study area adds further flexibility. At the heart of the home lies a stylish and contemporary kitchen/breakfast room, thoughtfully designed with an extensive range of shaker-style units, contrasting work surfaces, and a central island. A full suite of integrated appliances includes an oven, hob with extractor, fridge freezer, dishwasher, and washing machine. There is the potential to use part of the ground floor as an annexe with the double bedroom and study area being used in conjunction with the contemporary ground floor shower room and utility room, which could become a kitchenette if so desired. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal suite features fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the home offers excellent kerb appeal with a double-width garage and ample off-road parking for up to five vehicles. The rear garden extends to approximately 90ft and enjoys a sunny aspect, with a large patio area, well-maintained lawn, mature planting, and gated side access—ideal for both relaxation and entertaining. This is a rare opportunity to acquire a spacious and beautifully appointed home in a prime residential location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Tenure: Freehold  
EPC Rating: 74 | C  
Council Tax Banding: F







**TOTAL FLOOR AREA: 2255 sq.ft. (209.5 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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