



Estate Agents



Auctioneers

Baring Road, Hengistbury Head, Bournemouth, Dorset, BH6 4DS

Guide Price £875,000 – Freehold

Superbly Presented Three-Bedroom Extended Detached House On Corner Plot | Hallway | Lounge | Sitting Room Open Plan Kitchen Dining Room | Utility Room | Ds Wc | Landing | Three Bedrooms | Modern Bathroom Driveway & Detached Garage | Sunny Aspect Rear Garden

A rare opportunity to purchase this superbly presented and thoughtfully extended three-bedroom detached house, occupying a generous corner plot in the heart of sought-after Hengistbury Head. Ideally positioned just a short stroll from the stunning beaches and picturesque clifftops, the property is also within the highly regarded St Katherines & St Peters school catchment areas. The property is entered via a welcoming and bright hallway with stylish tiled flooring, useful understairs storage, stairs leading to the first floor and access to the downstairs WC. There are two well-appointed reception rooms, including a lounge with a bay window overlooking the front garden and a feature wood-burning stove. Double doors lead through to a cosy second sitting room, which benefits from a lantern-style roof light and patio doors overlooking the rear garden.

The impressive open-plan kitchen and dining room forms the heart of the home and is fitted with a sleek range of modern wall and base units, a central island with composite worktops and a range of quality Siemens appliances, including double ovens, induction hob and extractor. Aluminium bi-fold doors open directly onto the rear garden, creating a wonderful light and sociable space while making the most of the garden's sunny aspect. A separate utility room provides additional storage and housing for the washing machine and tumble dryer. Upstairs, the landing leads to three well-proportioned bedrooms. The spacious dual-aspect master bedroom is positioned to the front and features a bay window and a range of fitted wardrobes. Bedroom two overlooks the rear garden and also benefits from fitted wardrobes, while bedroom three is a good-sized single bedroom overlooking the front. The modern luxury family bathroom has been beautifully updated and features a walk-in shower with wet-room flooring, a bath, WC and wash basin, complemented by stylish tiling and feature LED lighting.

Outside, the front driveway provides ample parking for three to four vehicles and leads to a detached garage with an electric up-and-over door. The secluded rear garden enjoys a sunny aspect throughout the day and offers a pleasant combination of patio and lawn, with established flower borders providing a good degree of privacy.

The property also benefits from planning permission to extend to the side, providing an additional bedroom and bathroom, offering excellent potential for further enlargement. With its desirable location, generous accommodation, sunny garden and scope for future improvement, this is a fantastic opportunity to acquire a family home in one of the area's most sought-after locations. Viewing is highly recommended.

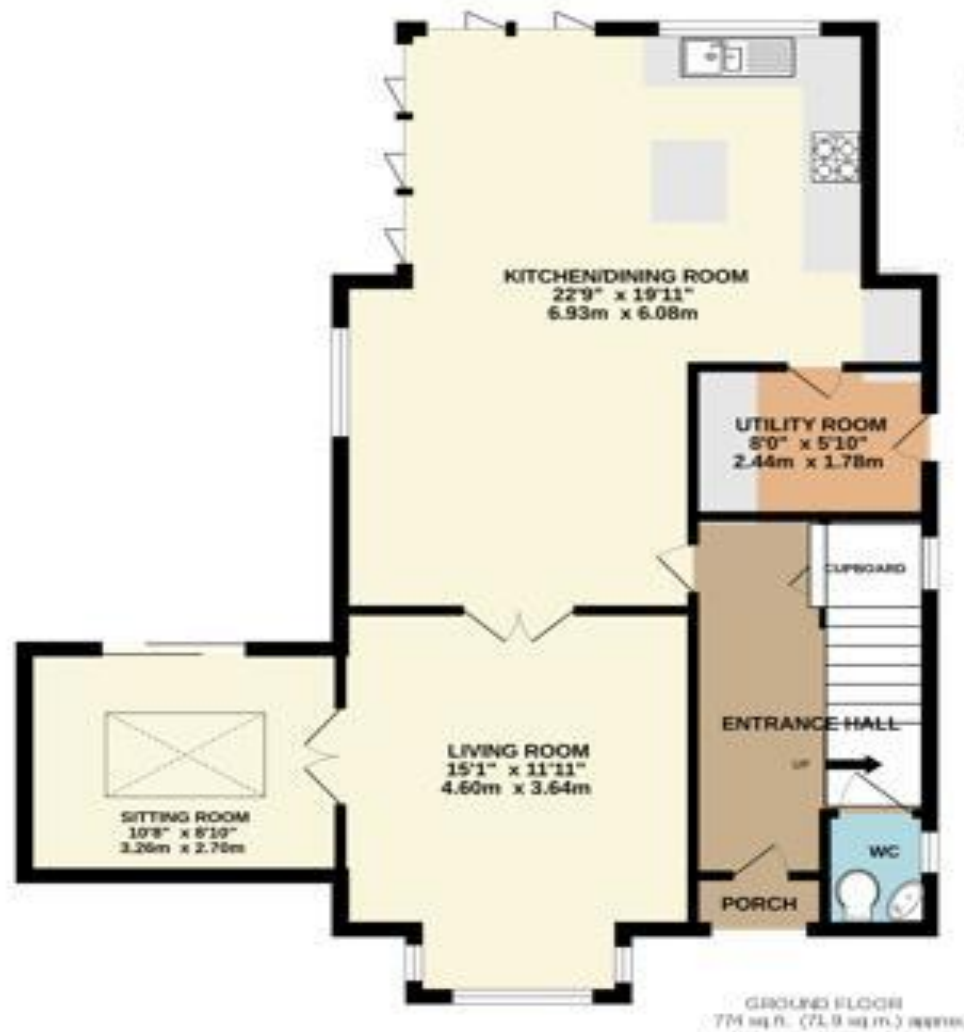
Tenure: Freehold

Council Tax Banding: E

EPC Rating: 69 | C







TOTAL FLOOR AREA: 1301 sq ft. (120.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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