



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

Guide Price £1,000,000 - Freehold

**Four Bedroom Detached House | Hallway | Family Room | Downstairs W.C | Three Bathrooms | Open Plan Kitchen/Diner
Living Room | Pantry | Utility Room | Outbuilding | Garage | Private Rear Garden | Driveway Parking | Close To The Beach
Freehold | In Excellent Order Throughout | Viewing Advised**

A truly stunning four-bedroom detached home, presented in immaculate condition throughout and ideally situated in the highly sought-after area of Baring Road, Hengistbury Head. Offering spacious and versatile accommodation, the property is perfectly suited to modern family living and is within easy reach of the award-winning Blue Flag beaches, Hengistbury Head Nature Reserve and the popular Southbourne Grove, with its excellent selection of independent shops, cafés, restaurants and bars. Tuckton and Christchurch are also just a short distance away. The ground floor comprises a welcoming entrance hall, comfortable snug/family room and a generous fourth bedroom with built-in storage and a stylish en-suite shower room, making it ideal for guests or multi-generational living. The impressive open-plan kitchen, dining and living area forms the heart of the home, with dual-aspect windows providing plenty of natural light. The modern fitted kitchen offers ample worktop and cupboard space, with integrated hob, oven and dishwasher.

Further benefits include a useful pantry, separate utility room, downstairs WC and additional hallway storage. Upstairs, there are three well-proportioned double bedrooms. The principal bedroom features a built-in wardrobe and stylish four-piece en-suite bathroom, while the remaining bedrooms offer excellent space for wardrobes and furnishings. A well-appointed family bathroom completes the first floor.

Outside, the beautifully presented rear garden combines patio, lawn and decking areas, creating an excellent space for entertaining and relaxing, with a feature pond adding to its appeal. A generous outbuilding, currently used as a studio, benefits from power and plumbing and offers potential for a kitchenette, home office, studio or possible self-contained annexe, subject to the necessary consents. To the front, there is ample off-road parking and a large garage. The property also benefits from a heat pump, underfloor heating throughout the ground floor and double glazing throughout. An exceptional family home offering excellent space, versatility and a superb location.

Early viewing is highly recommended to fully appreciate all this property has to offer.

Freehold
Council Tax Band E
EPC Rating: 56 | D

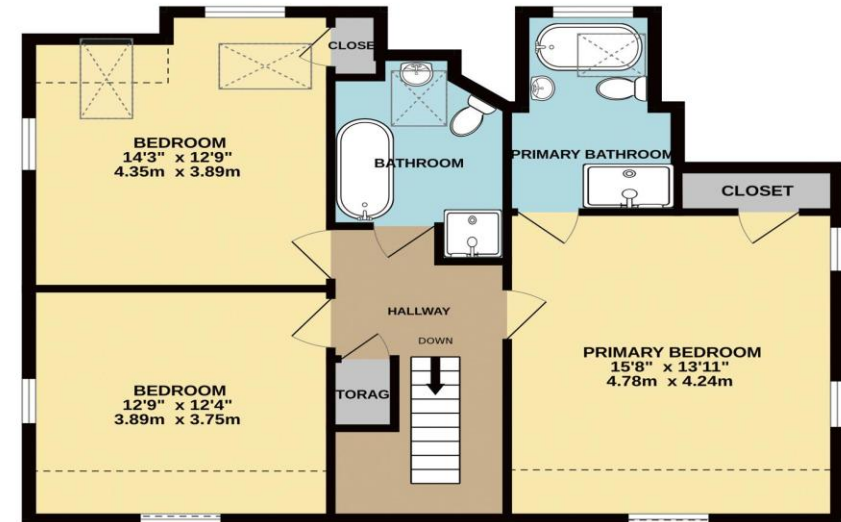




FLOOR 1
1250 sq.ft. (116.1 sq.m.) approx.



FLOOR 2
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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