

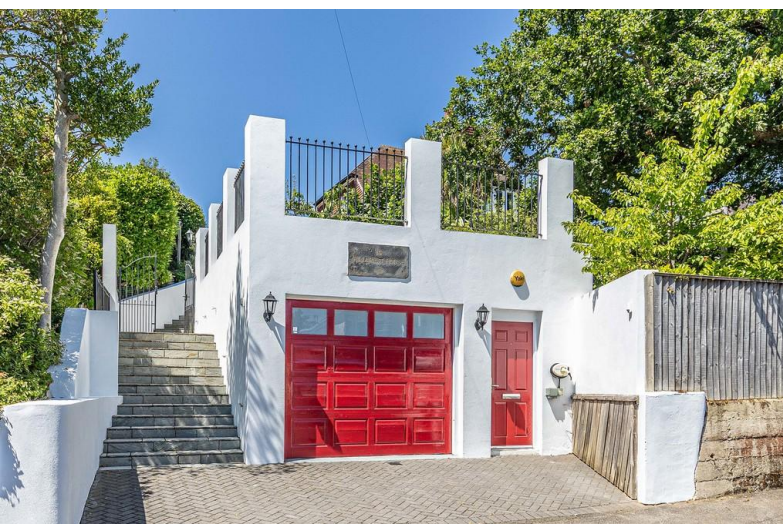


Quinn & Co
ESTATE AND LETTING AGENTS

Valette Road, Bournemouth

- Four-bedroom detached house
- Elevated with lovely views of countryside and Isle of Wight
- 23ft Garage
- Three spacious receptions rooms

Offers Over £750,000
EPC Rating 'D'





Property Description

Hillcrest House is an exceptional and beautifully maintained four-bedroom character residence, occupying an elevated position with breathtaking panoramic views across the surrounding countryside, Christchurch and towards the Isle of Wight. Rarely does a home of this calibre become available, combining timeless charm and original character with sympathetic modern improvements carried out to an exceptional standard by the current owner.



The spacious and versatile accommodation begins with an impressive 20ft living room, featuring a striking fireplace and two large bay windows that flood the room with natural light while framing picturesque views across the gardens. A substantial 19ft family room provides an additional reception space, complete with another attractive bay window and feature fireplace, making it ideal as a cosy sitting room or formal lounge.



The home has been thoughtfully extended to create a magnificent 30ft dining room, perfect for entertaining and family gatherings. A door opens directly onto a sheltered, west-facing courtyard, creating a wonderful outdoor living space. This sun-trap courtyard features a charming brick-built outdoor fireplace, providing the perfect setting for al fresco dining and evening entertaining.



The modern fitted kitchen has been tastefully updated and is complemented by a useful pantry together with a generous utility room. The ground floor also benefits from a dedicated study, a shower room, a family bathroom and a separate WC, offering excellent flexibility for modern family living.

On the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with a walk-in dressing room/wardrobe. A contemporary family bathroom serves the first floor, while the substantial loft offers exciting potential for conversion, subject to the necessary planning consents.



The beautifully landscaped gardens have been carefully designed to maximise both privacy and the spectacular outlook. Different areas create distinct spaces to enjoy throughout the day, including extensive lawns, mature shrub borders, a secluded raised decking area with stunning views, and attractive pathways leading around the property. The elevated position provides far-reaching vistas across Christchurch, the Isle of Wight to the east, and towards Bournemouth Airport and Verwood to the north.

To the front of the property is a highly private garden incorporating a detached outdoor office, currently operating as a hairdressing salon, offering excellent potential for those working from home or seeking a versatile studio space.

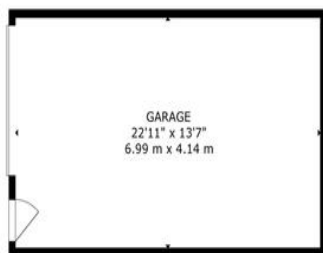


A 23ft detached garage is positioned at the front of the property and benefits from power, lighting, an up-and-over door and a personal side door. Steps lead to a gated side entrance providing access to the gardens and the main house.

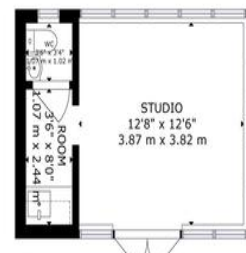
Hillcrest House represents a truly unique opportunity to acquire a distinguished character home offering generous accommodation, exceptional privacy, beautifully landscaped gardens and outstanding far-reaching views in an enviable elevated setting.



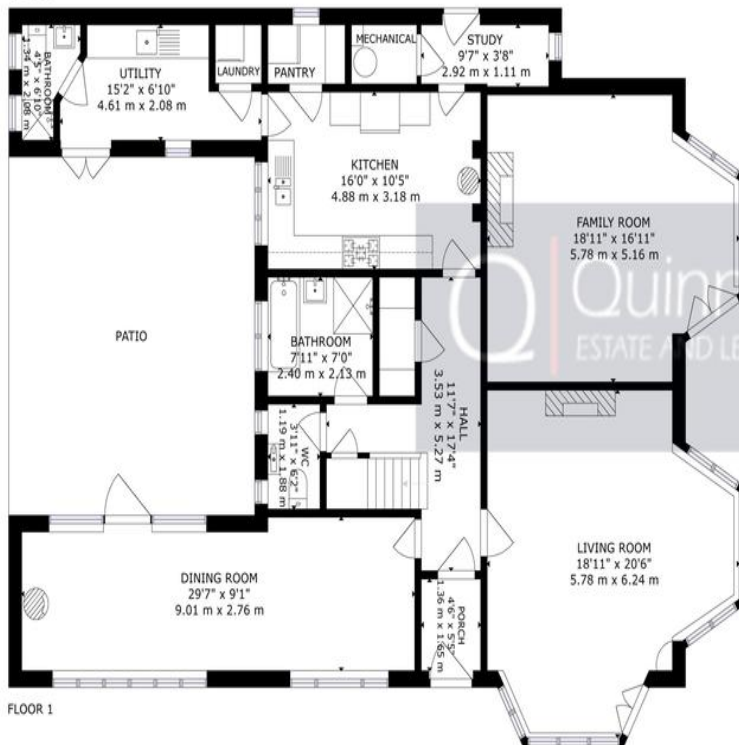




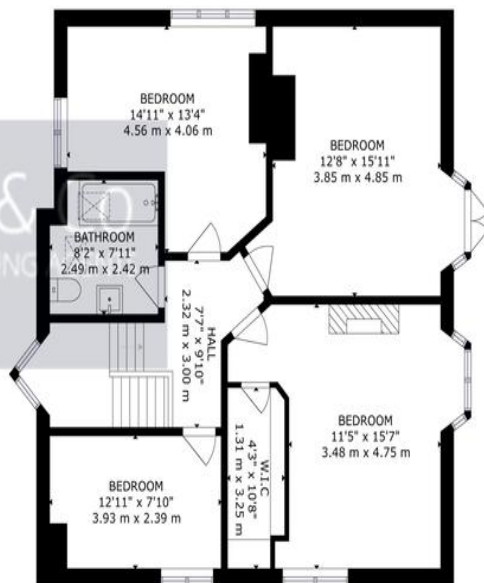
GARAGE



STUDIO



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

FLOOR 1: 1528 sq.ft, 142 m², FLOOR 2: 948 sq.ft, 88 m²

EXCLUDED AREAS: GARAGE: 311 sq.ft, 29 m², STUDIO: 195 sq.ft, 18 m²

TOTAL: 2476 sq.ft, 230 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

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