



Estate Agents



Auctioneers

Ovington Gardens, Boscombe East, Bournemouth, Dorset, BH7 6RT

Guide Price £675,000 – Freehold

**Detached Family Home | Hallway | Spacious Living Room | Modern Fitted Kitchen | Dining Room | Downstairs W.C
Utility Room | Four Double Bedrooms | Four Piece Bathroom Suite | Garage | Driveway Parking | Sunny Aspect Garden
Two Outbuildings ideal Home Office/Gym | Close To Local Shops | Easy Access To Town Centre | Viewing Advised**

Set within a quiet cul-de-sac in the sought-after Ovington Gardens, Boscombe East, this beautifully presented detached four-bedroom family home occupies an expansive wrap-around plot, offering both space and privacy in a highly convenient location. Ideally positioned within easy reach of JP Morgan, Bournemouth Hospital, and the Castlepoint shopping district, the property is also just a short distance from Pokesdown and the historic market town of Christchurch, where a vibrant mix of shops, cafés, restaurants, and bars can be enjoyed. The area is further enhanced by its close proximity to award-winning, blue-flag sandy beaches, perfect for relaxed coastal living.

On entering the property, a welcoming hallway leads to all principal ground-floor rooms. The impressive lounge/diner is filled with natural light, creating a warm and inviting space ideal for both everyday living and entertaining. The modern kitchen offers ample worktop and storage space, overlooks the dining area, and provides direct access to the rear garden, allowing for easy indoor-outdoor flow. A convenient cloakroom and a separate utility room, with access to the front garden, add to the practicality of the home. Upstairs, the property continues to impress with four generously sized double bedrooms, all offering plenty of space for wardrobes and additional furnishings. A contemporary four-piece family bathroom features both a bath and a separate shower, complemented by natural light from two windows. Additional benefits include gas central heating, double glazing, owned solar panels, and an electric vehicle charging point, enhancing both efficiency and modern living.

Outside, the home truly comes into its own. A driveway leads to a double garage, while the side garden, currently arranged as a vegetable patch, offers scope for further landscaping. The rear garden provides a wonderful space for families and entertaining, with a lawn, patio area, and a charming summer house ideal for relaxing or working from home. An additional outbuilding with power, currently used as a gym and pool room, adds further versatility to this already impressive home. Combining generous living space, a peaceful setting, and excellent access to amenities and the coast, this is a superb family home offering both comfort and lifestyle in equal measure. Viewing is highly recommended.

Tenure: Freehold

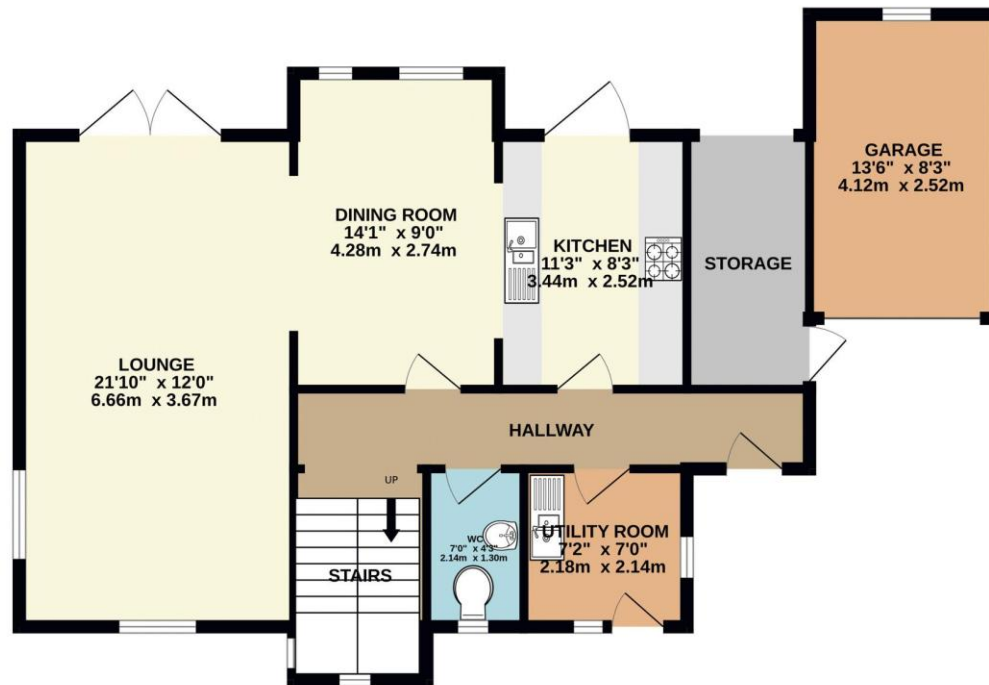
Council Tax Banding: E

EPC Rating: to be confirmed (Previously 64 | D until March 2026)

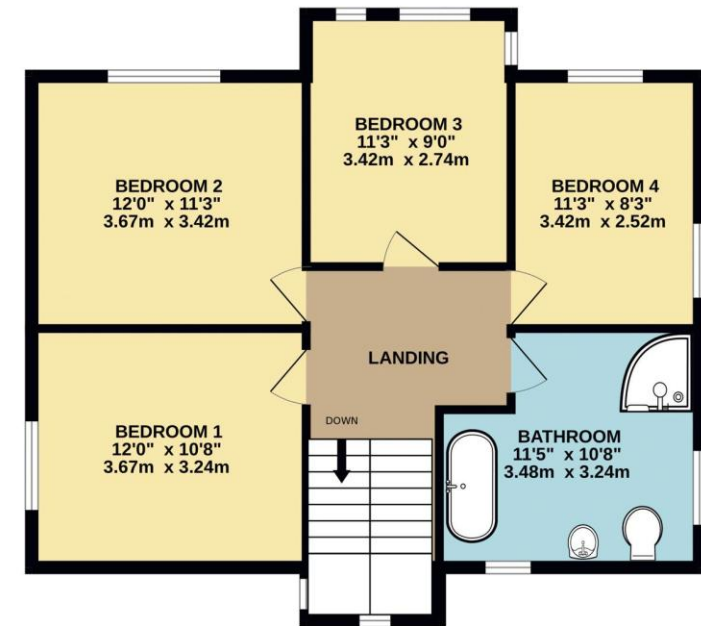




GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 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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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

