



Estate Agents



Auctioneers

Harland Road, Hengistbury Head, Dorset, BH6 4DW

Offers In Excess Of £775,000 – Freehold

**Detached House With Large Garden & Huge Potential To Extend | Porch | Hallway | 22ft Reception Room
Kitchen Breakfast Room | Study/Bedroom Three | Landing | Two Bedrooms | Modern Bathroom
Driveway & Tandem Length Garage | Lovely Rear Garden | No Chain**

A rare opportunity to acquire a detached house in one of Hengistbury Head's most desirable locations, just a short walk from the beautiful beaches and clifftop walks. Occupying a substantial plot with an impressive rear garden of approximately 80ft, the property offers excellent potential for extension, remodelling or redevelopment, subject to the necessary consents.

The accommodation is entered via a porch leading into a welcoming hallway, from which stairs rise to the first floor. The spacious 22ft reception room provides an excellent living and entertaining space, featuring a fireplace, a front-facing window and large sliding patio doors opening onto the rear garden. The 18ft kitchen/breakfast room is fitted with a comprehensive range of wall and base units, incorporates a built-in oven and gas hob, provides space for additional appliances, and benefits from a large storage cupboard and direct access to the garden. A versatile front-facing study could alternatively serve as a dining room or ground-floor bedroom.

On the first floor, there are two generous double bedrooms, both with fitted wardrobes. The principal bedroom enjoys a dual-aspect outlook, while the second bedroom is also well proportioned. The bathroom is fitted with a modern suite comprising a bath, separate shower cubicle and wash basin, complemented by a separate cloakroom. Access to the loft space is available from the landing.

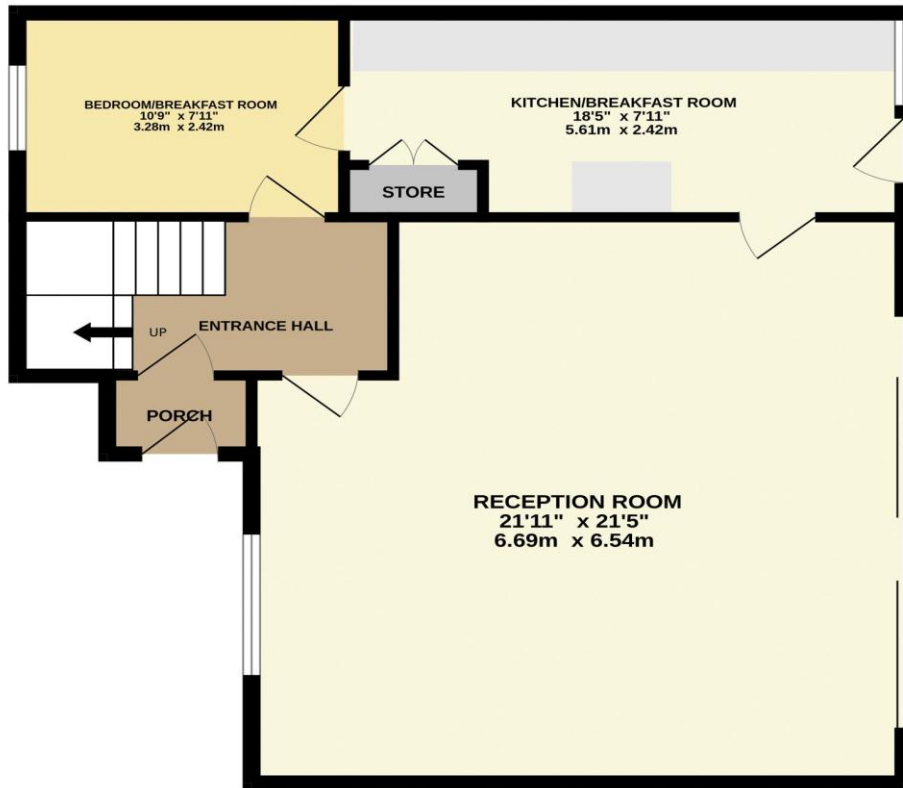
Externally, the property benefits from a large frontage with driveway parking for three to four vehicles and access to a tandem-length garage. To the rear, the attractive garden extends to approximately 80ft and features a large patio area, a lawn and mature planted borders, providing a private and appealing outdoor space. Gas central heating is installed throughout. Viewing is highly recommended to fully appreciate the location, plot size and future potential of this unique home.

Tenure: Freehold
EPC Rating: 64 | D
Council Tax Banding: E

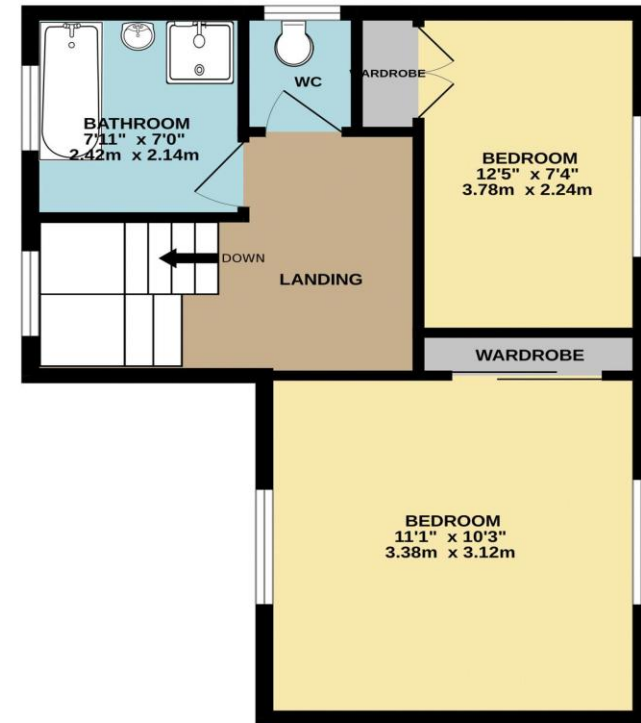




GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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

