



Estate Agents



Auctioneers

Oxford Avenue, Southbourne, Bournemouth, Dorset, BH6 5HS

Guide Price £625,000 – Freehold

Four-Bedroom Detached Character House | Hallway | Ds Wc | Lounge | Open Plan Kitchen & Dining Room | Landing
Four Bedrooms | Bathroom | Rear Garden | Off Street Parking | Freehold

A spacious and beautifully presented four-bedroom character detached house, ideally located within easy walking distance of Southbourne's popular Grove shopping parade, with its excellent range of independent shops, bars and restaurants. Pokesdown train station is also nearby, and the property is within the highly regarded Stourfield School catchment area.

The property offers versatile family accommodation, including a generous reception room with bay window and wood-burning stove, an impressive 23ft x 18ft open-plan kitchen/diner with a recently fitted 8kW log-burning stove (Spring 2023), four bedrooms, modern family bathroom and ground-floor cloakroom. The kitchen/diner features a range of wall and base units, integrated appliances and French doors opening onto the rear garden. Upstairs, the master bedroom benefits from a bay window, fitted wardrobes and shower cubicle, with two further double bedrooms and a good-sized fourth bedroom.

Externally, the property benefits from a generous, gravelled frontage providing ample off-street parking for multiple vehicles, with sufficient space for a motorhome or similar, making this an excellent feature for families or those requiring additional vehicle space. There is also gated side access leading to the rear garden. The attractive, low-maintenance rear garden is well suited to both entertaining and relaxation, featuring an extensive raised decking area providing an ideal setting for outdoor dining, entertaining and enjoying the garden.

Further practical features include external lighting, a double outdoor power socket and an outdoor tap, making the space particularly convenient for everyday use and outdoor entertaining. Further benefits include UPVC double glazing, gas central heating, a new roof installed in 2024, and the exterior fully refurbished and repainted in 2024.

A superb and versatile family home in a highly sought-after Southbourne location, combining attractive character features with modern improvements and excellent outdoor space. Viewing is highly recommended.

Tenure: Freehold

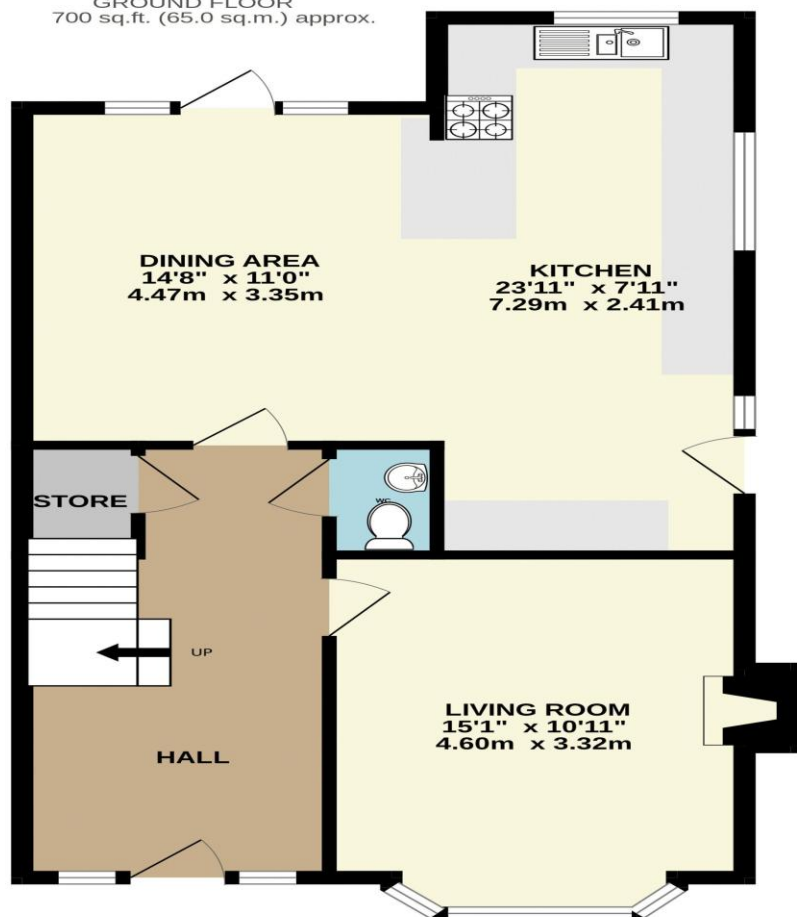
EPC Rating: to be confirmed

Council Tax Banding: B

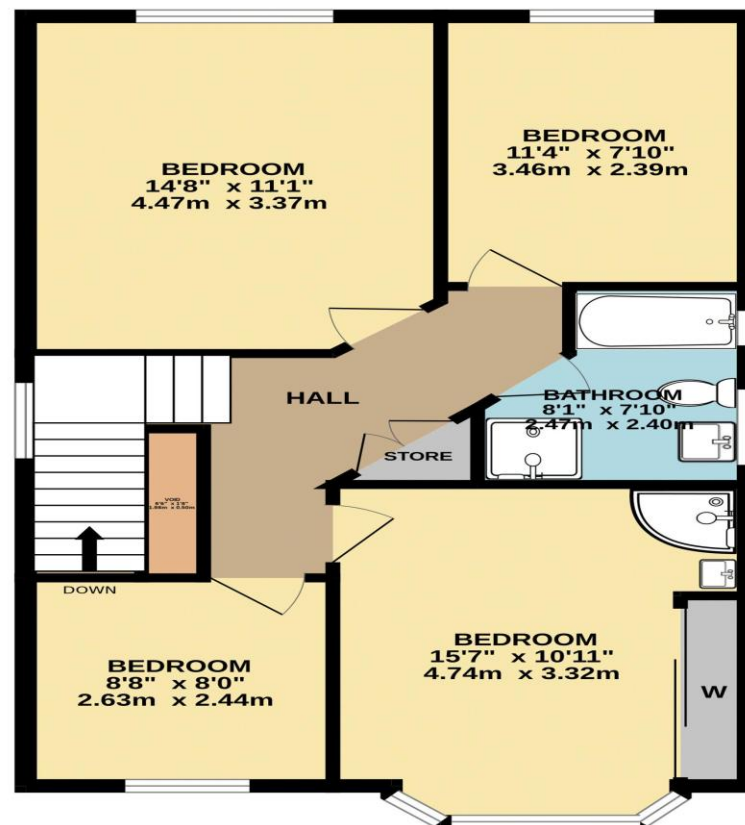




GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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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