



Estate Agents



Auctioneers

Chessel Avenue, Boscombe Manor, Bournemouth, Dorset, BH5 1LJ

Guide Price £1,175,000 – Freehold

**Character Six Bedroom Three Reception Room Detached House | Porch | Grand Entrance Hallway | Guest Wc | Study
Dining Room | Lounge | Kitchen Breakfast Room | Utility Room | Landing | Master Bedroom with Dressing Room & Ensuite
Three Further Double Bedrooms | Modern Bathroom | Second Floor Landing | Three Further Bedrooms
Driveway & Attached Garage | Large Rear Garden**

Situated in the highly sought-after Boscombe Manor area, this exceptional home is perfectly positioned between Southbourne Grove and Bournemouth's award-winning coastline. Known for its character homes and tree-lined roads, the area offers easy access to sandy beaches, scenic clifftop walks, popular cafés, restaurants, well-regarded schools, Shelley Park, and excellent transport links including Pokesdown station with direct services to London Waterloo. Owned by the same family for over 80 years, this impressive, detached residence is full of charm and character, retaining many original features while offering over 3,025 sq. ft. of accommodation across three floors. Overlooking Shelley Park and located just 400 yards from Southbourne's clifftop and beaches, this substantial home perfectly blends period elegance with modern family living. Believed to date from circa 1917, the property boasts six bedrooms, three spacious reception rooms, and two luxurious bathrooms, alongside benefits including double glazing, gas central heating, and a grand entrance hallway with an original turning staircase.

The welcoming hallway provides access to a study, ground floor cloakroom, understairs storage, and a magnificent 17ft dining room featuring a beamed ceiling and striking original fireplace. To the rear, the cosy lounge overlooks the garden and opens into the conservatory with doors leading outside. The impressive 24ft kitchen is fitted with an extensive range of modern units and centred around a granite-topped island with seating, complemented by generous storage, ample worktop space, a utility room, and an additional cloakroom. The first floor offers three large double bedrooms, including a luxurious principal suite with dressing room and en-suite shower room, alongside a contemporary family bathroom. The second floor provides three further bedrooms, ideal for family living, guests, or home working.

Externally, the property benefits from a large, gated driveway providing parking for several vehicles and an attached garage with dual access doors, ideal for car or boat storage. The secluded rear garden enjoys a sunny aspect and features a large lawn, patio area, tiki hut, and hot tub, both included within the sale. A rare opportunity to acquire a substantial and characterful family home in one of the area's most desirable locations.

Tenure: Freehold

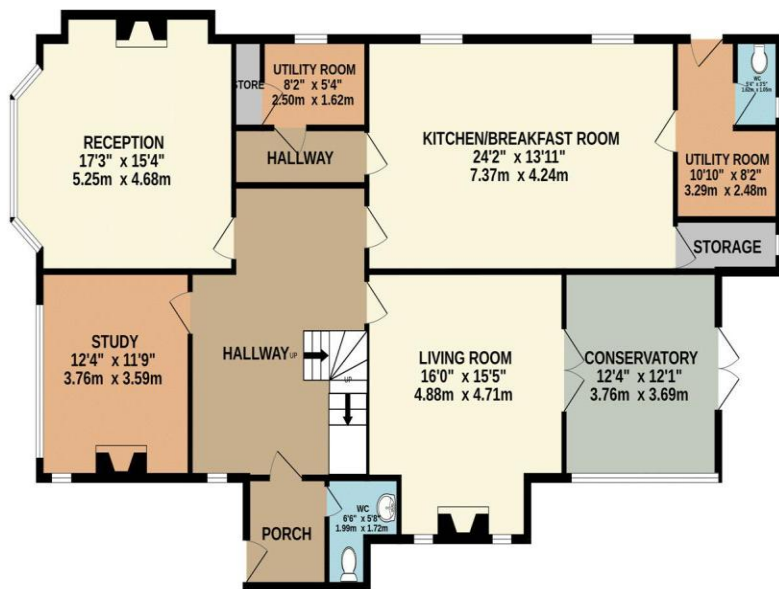
Council Tax Banding: G

EPC Rating: to be confirmed





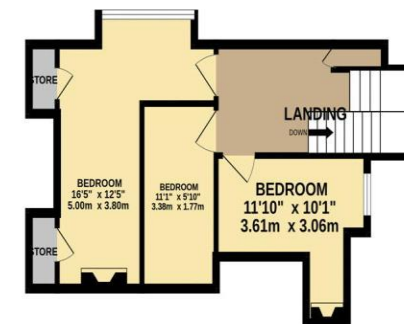
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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