

Westbourne Park Road,  
Bournemouth BH4 8HQ

Offers in excess of £1,000,000









## Property Summary

A superb opportunity to acquire a substantial period home set moments from the amenities of Westbourne Village and Branksome Chine beach. With flexible accommodation arranged over three floors, this beautiful home would be ideal for purchasers wanting a character property that can absorb the day-to-day requirements of family life. We think this is a fantastic property and we're sure you'll feel the same.

## Key Features

- Magnificent reception hallway
- Large kitchen/dining lifestyle room opening the garden
- Two further generous reception rooms
- Six double bedrooms & four bathrooms
- Boot room providing generous storage
- Large attic storage space suitable for conversion
- Off street parking and studio/garage
- Private walled garden to the rear
- A wealth of period features
- Versatile arrangement of rooms







## About the Property

Upon entering the property there is a hallway which has a large boot room – an ideal area for families to de-camp coats and shoes. This leads through to an impressive reception hallway which has an undeniable sense of grandeur with a balustrade staircase sweeping to the upper floors.

Accessed from the reception hallway, the formal living room has retained a wealth of period features which are similarly echoed throughout the property. There is a solid fuel burner acting as a focal point with bespoke cabinetry either side.

Doors also lead from the reception hallway to a family/lifestyle room which in turn is open plan to the fitted kitchen. This area provides the perfect environment for families to spend social time together. Bi-fold doors open from the family area to a large dining/reception room and when these doors are opened it creates the ideal space for grand-scale entertaining.

A key feature of the ground floor layout is the flexible arrangement of rooms. Open plan living is available when required or the rooms can retain their own identity to provide more personal spaces. New Amtico flooring extends throughout the ground floor kitchen/family and dining room.

To the first floor there are four double bedrooms. The principal bedroom has an ensuite bathroom and a generous guest bedroom also enjoys a private ensuite shower room. Other bedrooms are serviced by a conveniently situated family bathroom.

Stairs rise from the landing to the second floor where there are two more double bedrooms. If not required as bedrooms, these rooms could prove ideal for buyers wishing to work from home with a degree of separation from the main house. Alternatively, these rooms could be the perfect space for teenagers wanting to spend time in their own environment.

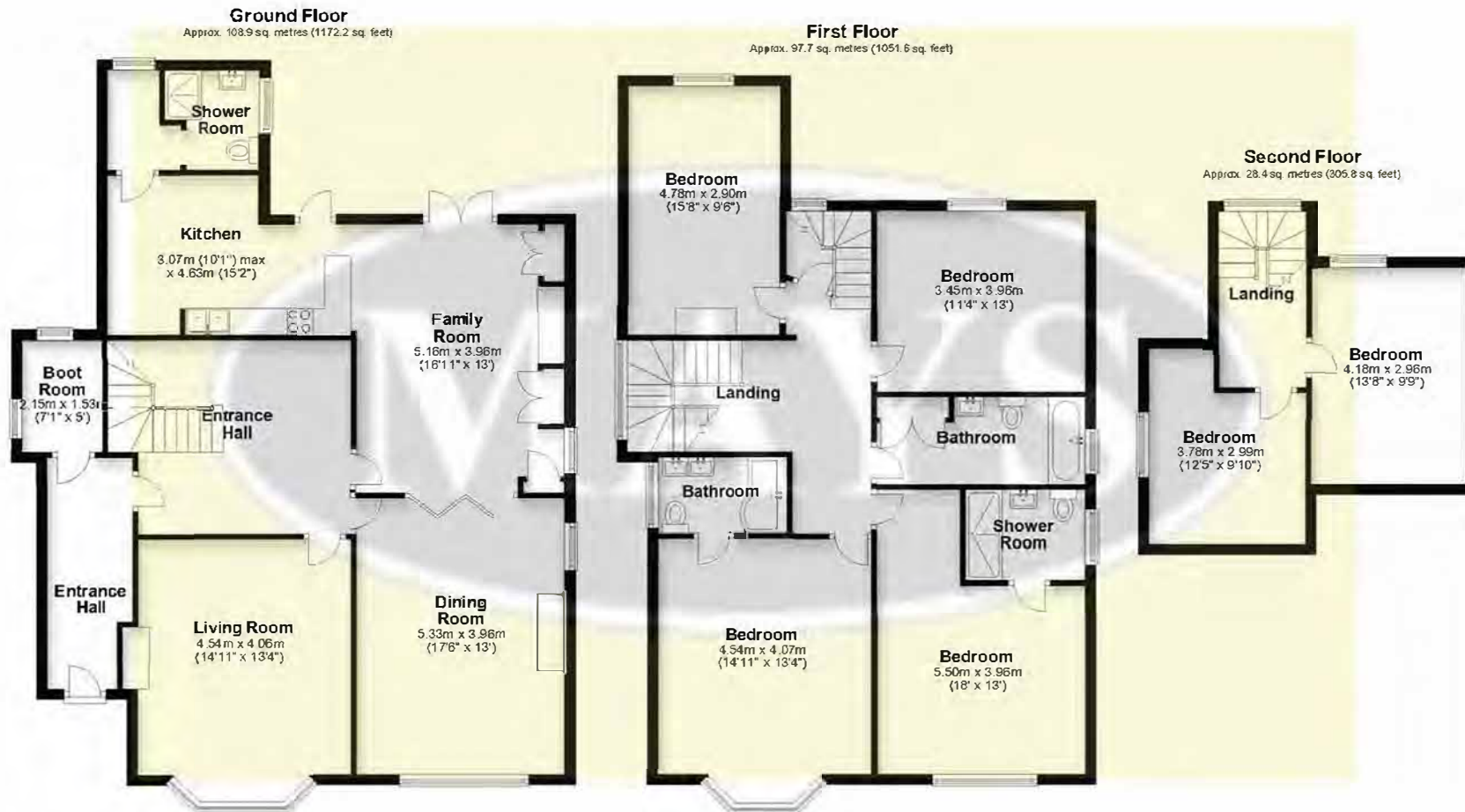
Also situated on the second floor is the washing machine and tumble dryer, in close proximity to the main bedrooms which makes laundry a lot easier, especially with a large family and children.

There is a great attic area too with huge potential to add an open space master bedroom with a walk-in wardrobe, sky light windows and even a free-standing bath! The light in this area is beautiful during the evening.

To the front of the property there is off street parking courtesy of a block paved driveway which in turn leads to the studio/garage. The studio/garage has full height double glazed doors to the rear opening onto the patio and providing through access to the garden. The studio/garage space has Amtico flooring, matching the ground floor of the main house, and is insulated.

The walled rear garden is a wonderful space and there are several lounging and eating patios, which allow you to follow the sun throughout the day. Whilst being a good size, the garden is currently landscaped for low maintenance and as can be seen from the photographs there is a leafy backdrop courtesy of mature surrounding trees. Look carefully at the photographs of the garden wall and you will see a stunning, unique feature which was created by the vendors during lockdown – a painted shell mosaic art depicting a view from Sandbanks to the famous Old Harry Rocks and Brownsea Island, complete with castle!

Tenure: Freehold  
Council Tax Band: E



Total area: approx. 235.0 sq. metres (2529.5 sq. feet)  
plus studio/garage measuring approx 2.3m x 4.7m (10.81sqm)

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Plan produced using PlanUp.









### **About the Location**

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. The beach is also within walking distance through the beautiful chines, including Alum Chine, where seven miles of award-winning, blue-flag, sandy beaches await. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

### **About Mays**

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals. We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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