

Sundial Cottage

Sandbourne Road, Bournemouth BH4 8JH

Guide £1,650,000 Freehold

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Property Summary

A beautiful period home with open sea views and a wonderfully discreet and quiet positioning in one of the area's most sought after roads. With generous accommodation in excess of 2,500 sq/ft, this stunning waterside home has retained a wealth of period features and offers superb possibilities to buyers wanting the character and charm of an older style property and the scope to personalise and create the environment of their next home.

Believed to date from the early 1900's and presented to the market for the first time since 1973, Sundial Cottage embraces the very essence of South Coast life with beautiful sandy beaches at the end of the road.

Key Features

- Impressive reception hallway with sweeping staircase
- Living room, dining room and sunroom overlooking the gardens
- Kitchen/dining room with separate utility room
- Principal bedroom with large ensuite/dressing room
- Two further first floor bedrooms with a family bathroom
- Top floor bedroom suite with private bathroom
- Separate outbuilding with office and pool house
- Mature gardens with views out to sea and over Branksome Dene Chine
- Swimming pool and a choice of entertaining terraces
- Gated approach, generous parking and garage





About the Property

On entering the property there is an impressive, centrally positioned reception hallway with a wide galleried staircase, a useful cloakroom and an entrance vestibule.

The living room has many character features such as a large, almost 'inglenook' fire recess and ceiling panelling, and the room is flooded with light from windows at either end. A sun/garden room is accessed from the living room which is ideal for year-round enjoyment of the gardens. The separate dining room is sensibly located next to the kitchen and enjoys views over the garden. The kitchen/dining room is dual aspect and currently offers plentiful space for a dining table and island unit. Should a larger kitchen/family/lifestyle area be preferred, the existing layout of the ground floor could easily accommodate the joining of the kitchen and separate dining room to create a wonderful space that opens to the gardens. There is also a useful utility room that enjoys direct access to the gardens.

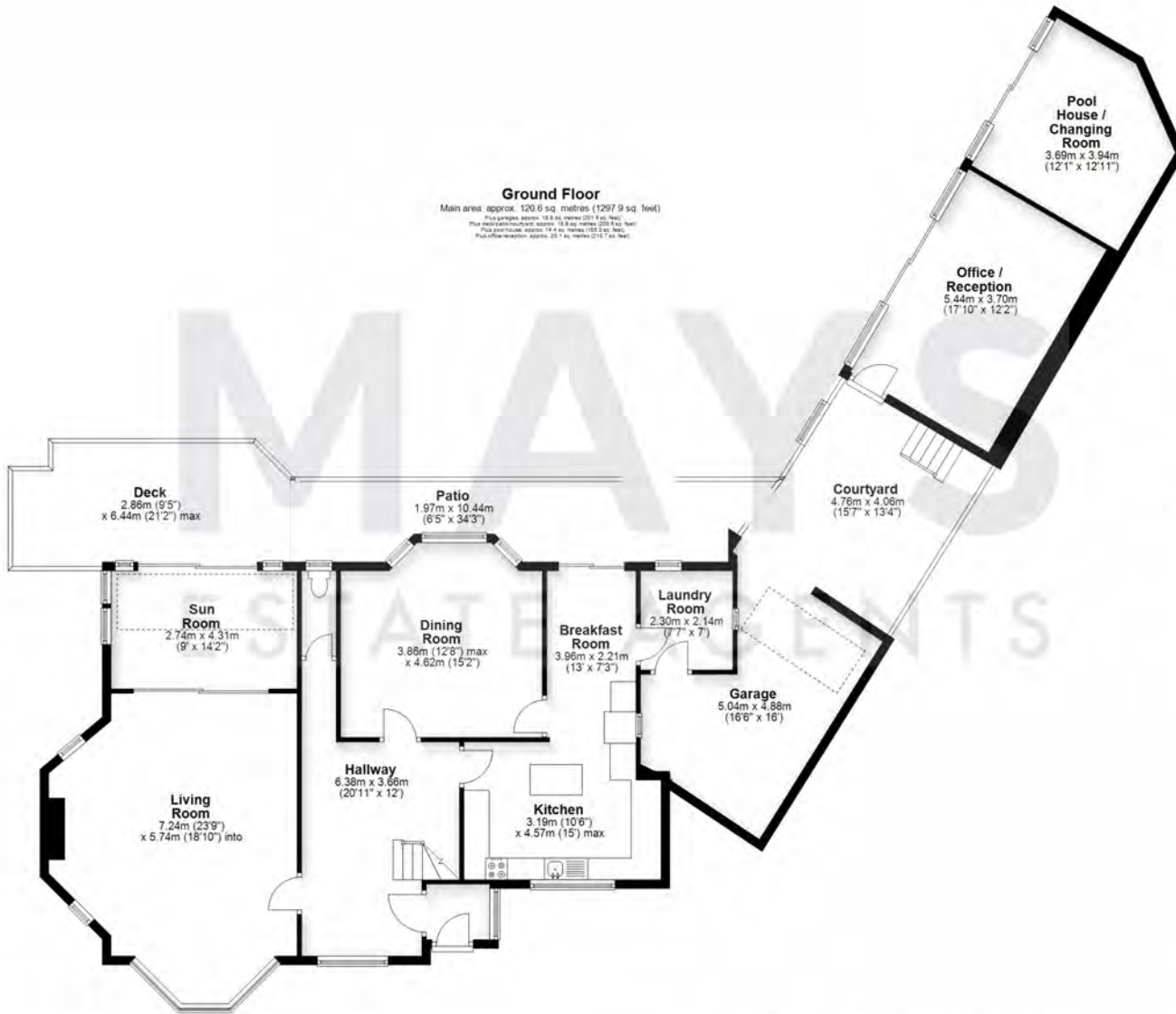
The principal bedroom is a superb size and enjoys the benefit of a spacious ensuite bathroom with a dressing room and a full-width balcony with sea views. There are two further bedrooms on the first floor which have the use of the family bathroom. A spiral staircase rises from the galleried landing to the second floor where there is a bedroom suite with private bathroom and sauna.

To the front of the property, there is considerable secure parking behind the entrance gates and further garaging. The frontage is well screened with mature planting. The mature rear garden enjoys open views to the sea and also the beautiful backdrop of Branksome Dene Chine and there are lawned and terraced areas along with a swimming pool. A courtyard separates the house from a detached outbuilding which currently has a pool house and home office/garden room. The outbuilding has strong possibilities for annexing or further ancillary accommodation.

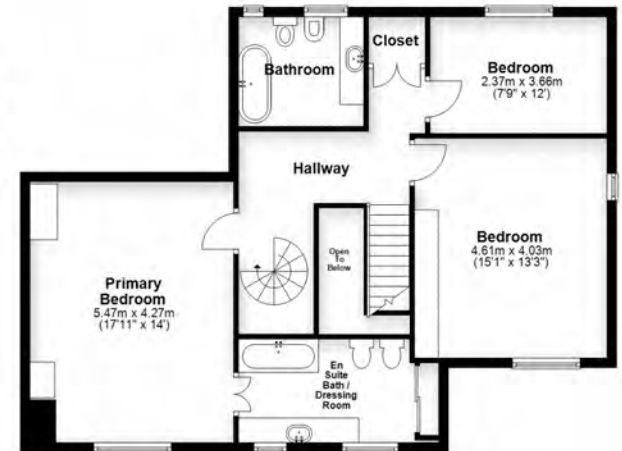
Tenure: Freehold Council Tax Band: G

About the Location

Sundial Cottage is conveniently positioned close to the golden sands of Branksome Beach, with the nearby Canford Cliffs Village and the vibrant area of Westbourne offering an abundance of individual boutiques, bistros, coffee shops and everyday amenities. Sitting between the town centres of Poole and Bournemouth it is ideally located to take full advantage of the area's shopping and leisure facilities. Transport is supported by nearby road networks, mainline train stations that provide direct access to London Waterloo, and Bournemouth International Airport for travel further afield.



First Floor
Approx. 86.4 sq. metres (930.0 sq. feet)



Second Floor
Approx. 28.0 sq. metres (301.6 sq. feet)

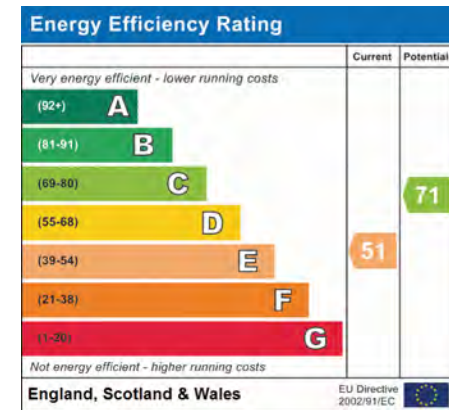
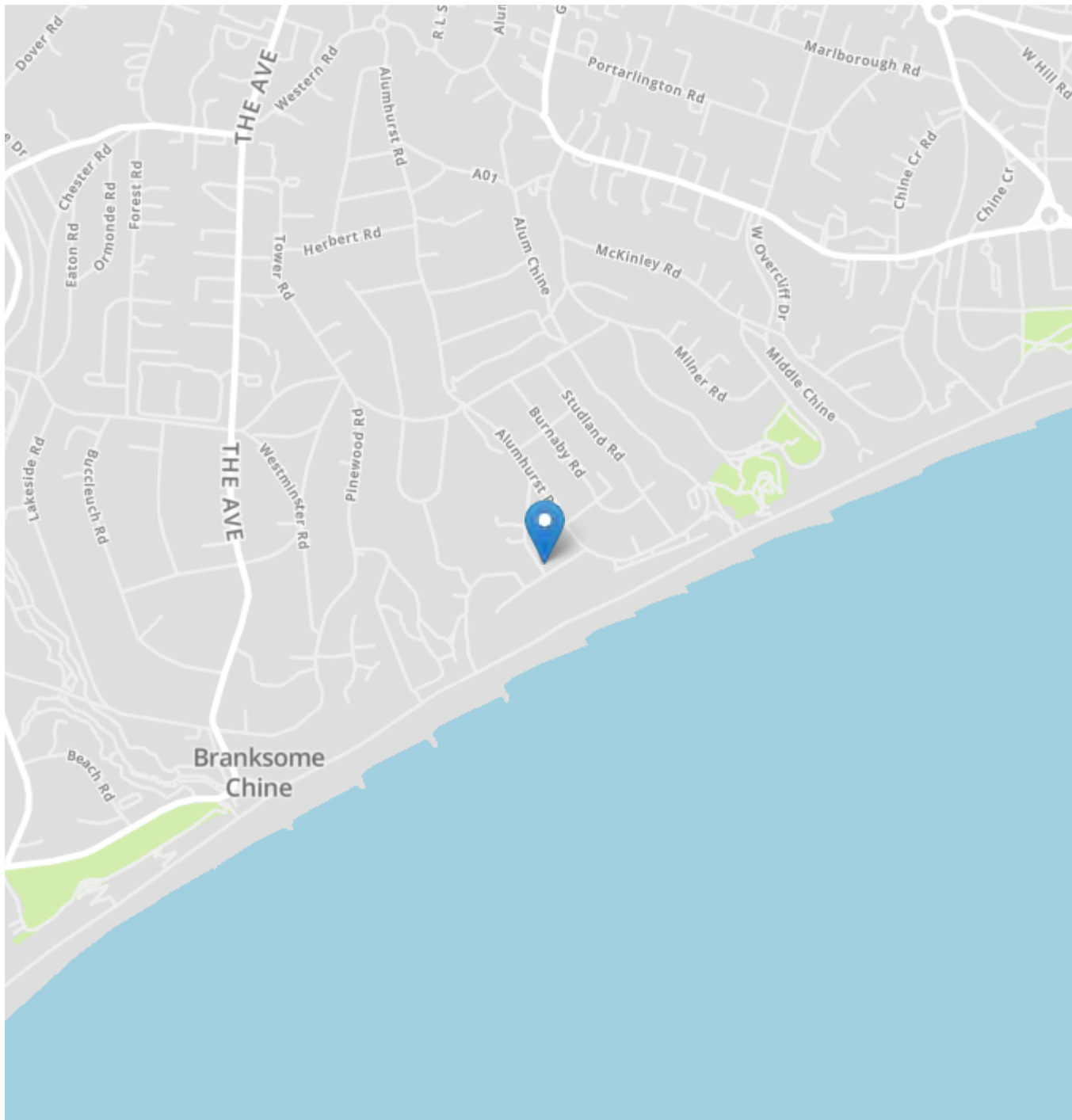


Main area: Approx. 235.0 sq. metres (2529.6 sq. feet)

Plus garage: approx. 18.8 sq. metres (201.9 sq. feet)
Plus deck/patio/courtyard: approx. 18.8 sq. metres (206.6 sq. feet)
Plus pool house: approx. 14.4 sq. metres (155.0 sq. feet)
Plus office/reception: approx. 22.7 sq. metres (245.7 sq. feet)







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