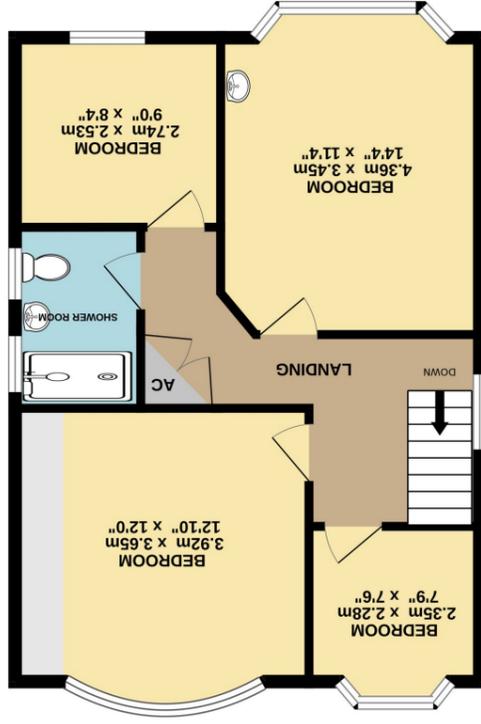
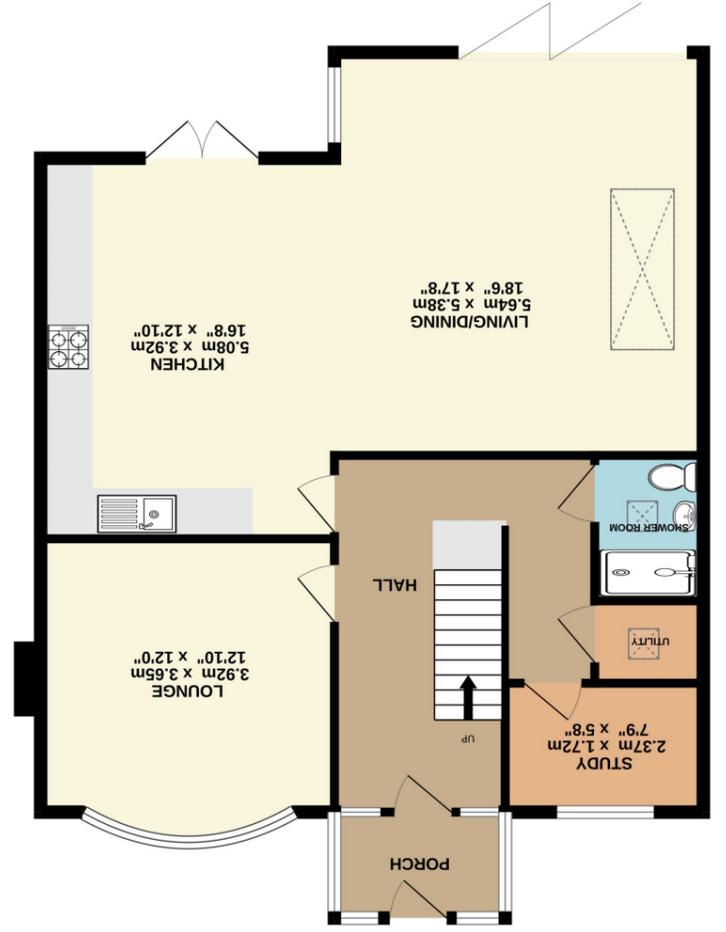


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	73
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





### Location

The Grove is one of Bournemouth's highly desirable residential areas offering quiet residential living whilst being only a short walk to local amenities and transport links. The area is highly sought after by professionals, families and retirees alike.

The property benefits from being just a short drive away from Bournemouth's award winning blue flag beaches whilst also benefiting from being moments from great transport connections including train stations, and the A338 providing easy access to major roads.

The Grove also benefits from being surrounded by Bournemouth's top rated schools and nurseries providing excellent educational options for children of all ages making it a highly desirable location for families.

Within the immediate area for greenspace this home benefits from a personal gate giving access through to Redhill Common and a short walk away is Redhill Park which has fields, paths a playground, tennis courts, bowling greens and a seasonal paddling pool.

### Entrance

An impressive property approached via a driveway providing ample off road parking and enclosed by low level walling. Front door giving access through to the porch area being a great addition for storage of coats and shoes and a further door provides access through to the grand Entrance Hall.

### Living Room

3.92m x 3.65m (12' 10" x 12' 0") This is an impressive and bright room with a bay window allowing ample natural light into the room and features a log burner.

### Kitchen

5.08m x 3.92m (16' 8" x 12' 10") An impressive Kitchen which in turn is open plan through to the Dining/Day Room featuring integrated appliances, granite worksurfaces and a centre isle / breakfast bar, double opening double glazed patio doors also provide access to the Rear Garden.

### Dining/Day Room

5.64m x 5.38m (18' 6" x 17' 8") A generously sized space with bi-folding doors giving access through to the Rear Garden alongside a sky light. This is a real feature of the property being incredibly bright and spacious.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

