



15 Rolls Drive

Hengistbury Head, Bournemouth, BH6 4NA

SPENCERS
COASTAL





An exceptional opportunity to acquire a four-bedroom detached chalet residence, with planning permission in place to create a luxurious coastal home

The Property

The property is accessed through a bright and airy entrance hallway, which leads to all ground floor accommodation and includes large feature windows overlooking the front and rear garden.

The ground floor features three spacious double bedrooms, one currently used as a reception room that opens into the rear conservatory, all providing ample space for furniture and storage.

The ground floor accommodation is serviced by a modern three-piece Villeroy & Boch bathroom featuring a white panelled bath with an overhead shower attachment, WC, hand wash basin, heated towel rail, and complemented by contemporary tiled floors and walls.

On the opposite side of the hallway, a generously sized kitchen is equipped with a fully fitted wooden kitchen, complemented by a tiled splashback. It incorporates integrated appliances, including a double oven, four-ring gas hob with extractor fan above.

Off the kitchen is a practical utility room, offering space and plumbing for white goods, with access to the rear garden and single garage, which is fitted with an electric up-and-over door.

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Ideally positioned in the prestigious Hengistbury Head area, this property offers sweeping views over the golf course and expansive coastal vistas

The Property Continued ...

From the hallway, an open-tread staircase ascends to the first floor landing, where a double bedroom is located, complete with built-in wardrobes. This generous bedroom benefits from expansive views to the front of the property and is serviced by a four-piece shower room featuring a large walk-in shower cubicle, along with fully tiled floors and walls.

A key feature of the property is the spacious first-floor living room, with sliding doors opening onto a south-easterly facing balcony, offering stunning views over the surrounding golf course, across to Hengistbury Head and the coastline.

Grounds & Gardens

The property is approached via a paved driveway leading to a carport and single garage, providing parking for three cars. The rear gardens are generously sized and have been landscaped in a low-maintenance style, bordered by fencing and mature hedging to ensure a high degree of privacy. A large patio stretches across the garden, perfect for enjoying the westerly aspect.

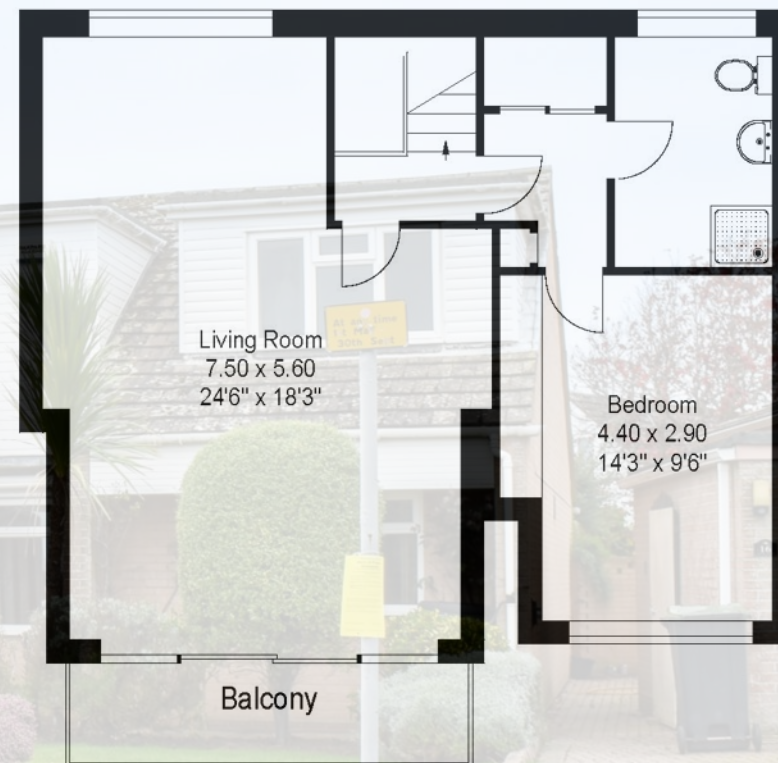
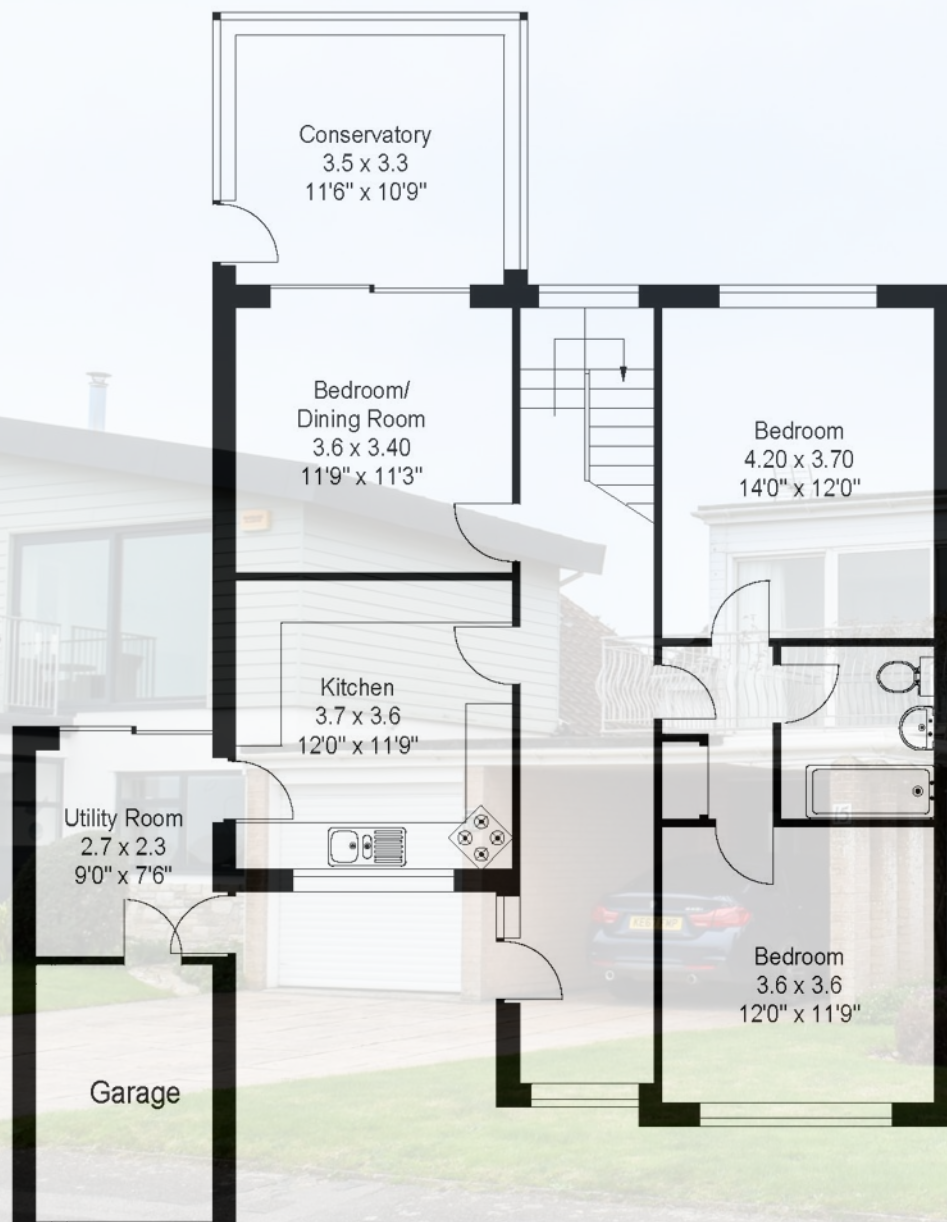
Property Video

Point your camera at the QR code below to view our professionally produced video.









Approximate
Gross Internal Floor Area
Total: 181sq.m. or 1948sq.ft.
(Including Garage)

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NOT TO SCALE



The property at Rolls Drive is walking distance of Tuckton Gardens, Wick Meads Nature Reserve, Hengistbury Head Nature Reserve (0.6 miles), the Blue-Flag awarded Southbourne Beach (0.5 miles) and Mudeford Sandbank (1.6 miles)

Additional Information

Energy Performance Rating: TBC

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly

Mobile Coverage: No known issues, please contact your provider for further clarity

Agents Note: For further information in relation to the proposed extension, please visit the BCP Council Planning Portal.

Planning application number: **7-2023-18809-A**

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





The Local Area

This beautifully presented family home is located in Hengistbury Head (also known as East Southbourne) which is named after the scenic headland which forms a natural boundary between Christchurch Bay and Poole Bay. This is a pleasant residential area comprising mostly coastal chalets and mid-century family houses on wide roads and quiet closes.

There are golf and sailing clubs in the area. However, Hengistbury Head itself provides a tremendous local facility, and an escape to be enjoyed year-round. This is one of the most important Sites of Special Scientific Interest in England: a nature reserve of grassland and woodland with unspoiled beaches and, from its highest point, spectacular panoramic views over Christchurch Harbour and Christchurch Bay. The inner harbour bustles with yachts and windsurfers. There is a south-facing sandy beach where the headland narrows at Mudeford spit - renowned for its colourful beach huts. Here there is also a good cafe and ferry services across the mouth of Christchurch Harbour to Mudeford Quay.

Points Of Interest

Solent Mead Golf Centre	0.1 miles
Wick Meads Nature Reserve	0.4 miles
Southbourne Beach	0.5 miles
Hengistbury Head Nature Reserve	0.6 miles
Tuckton Mead	1.0 mile
Riverside Inn	1.2 miles
Mudeford Sandbank	1.6 miles
Christchurch Train Station	1.9 miles
Christchurch High Street	2.0 miles
Bournemouth Airport	5.3 miles
London (2 hours by train)	107 miles



For more information or to arrange a viewing please contact us:

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