



HEARNES
WHERE SERVICE COUNTS

**Saxonhurst Road, Northbourne
Dorset, BH10 6JH**

FREEHOLD PRICE

£475,000

“Traditional 1,455 sq ft character family home extended over two floors requiring modernisation and redecoration”

This well proportioned 1,455 sq ft detached house is situated in a prime location within the popular Hill View school catchment, together with the convenience of local shops, regular bus routes between Winton and Kinson, access to Hurn Airport and the A31 commuter routes and a short distance from the River Stour, ideal for dog walkers and families.

Accommodation comprises; four first floor bedrooms, bathroom, landing reception space, gallery style kitchen, living room, dining room and a third reception room.

Other benefits include gas central heating, ground floor shower room, WC, detached garage, driveway, parking for numerous vehicles and a private rear garden. The property requires modernisation and is offered with no forward chain.

Ground floor

- **Entrance Hall** with archway to the dining room
- **Dining room** double glazed bay window to front aspect
- **Ground floor shower room** and WC
- **Reception three/study**, two double glazed windows to rear aspect, wood panelled walls
- **Kitchen** comprising a range of base and wall mounted units, gas boiler, integrated oven and grill, inset electric hob, sink unit, plumbing for appliances, door to inner lobby leading to the rear garden

First Floor

- **First floor** landing spacious reception area with double glazed window
- **Bedroom one** double glazed bay window to front aspect, built in cupboard
- **Bedroom two** double glazed bay window to front aspect
- **Bedroom three** double glazed windows to rear aspect
- **Bedroom four** double glazed window to rear aspect
- **Bathroom** white suite comprising panelled bath, WC, pedestal wash hand basin, double glazed window, part tiled

Outside

- A wrought iron gate gives access to the **driveway**, providing parking for several vehicles leading to an original **detached single garage** with timber double doors and pitched roof
- The **rear garden** is an excellent blank canvas with potential to landscape, side gated access, raised lawn section with timber summerhouse, and mature hedging enclosed by close board fencing.

COUNCIL TAX BAND: D

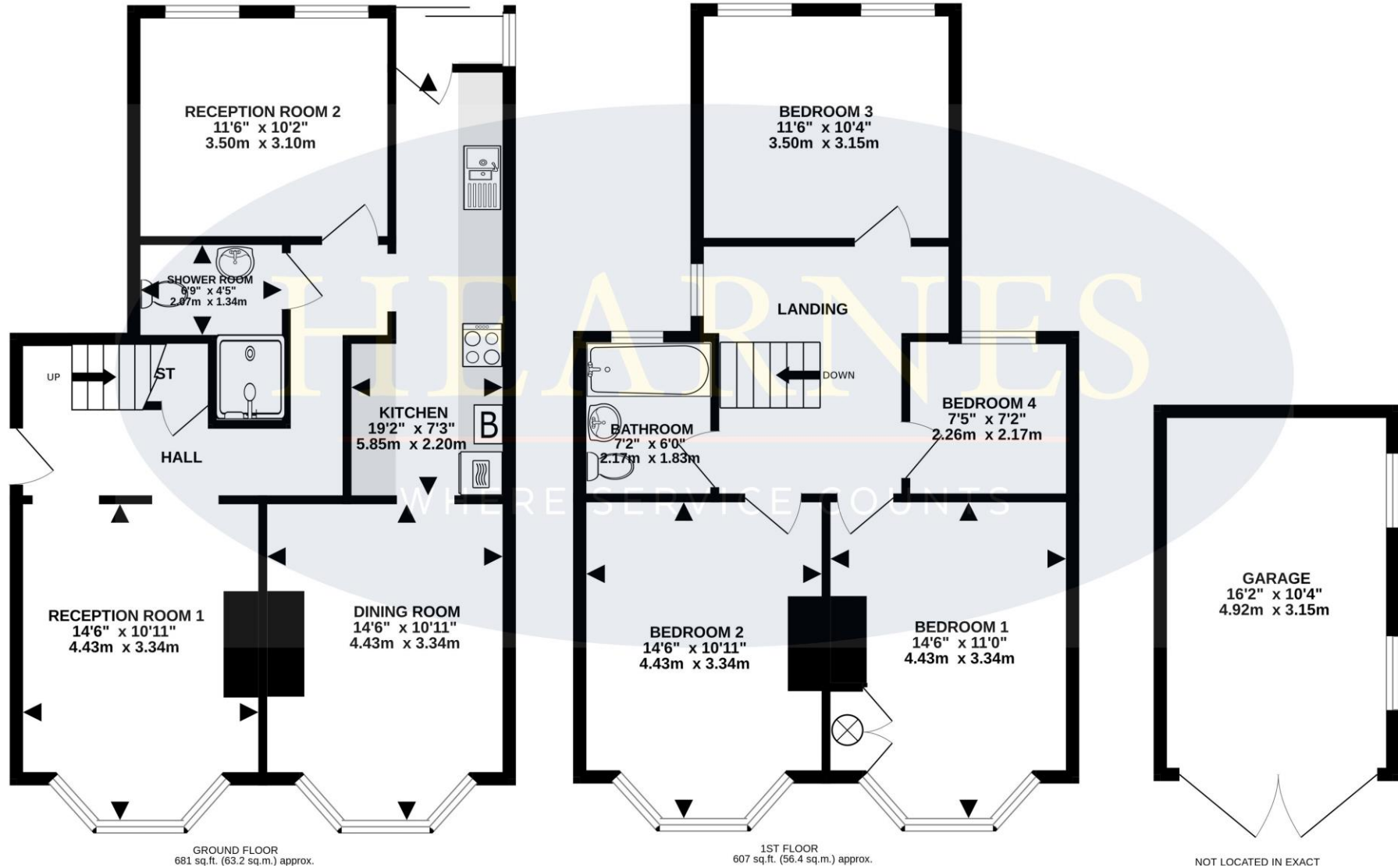
EPC RATING: D



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TOTAL FLOOR AREA : 1455 sq.ft. (135.2 sq.m.) approx.

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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