



HEARNES
WHERE SERVICE COUNTS

A beautifully presented four-bedroom detached character house with bespoke styling and an impressive loft room, set in a premier residential location within easy reach of Southbourne, Bournemouth Town Centre and excellent local schools. The property has been superbly updated by the current owners and features two spacious reception rooms, a high-specification kitchen and two bath/shower rooms. Further benefits include ample off-road parking via an electrically controlled gate and a private, well-maintained rear garden with a pleasant outlook.

On entering through an enclosed entrance, a stunning character door leads into the hallway with beautiful, tiled flooring, which continues throughout the ground floor. The spacious living room offers a dual-aspect outlook, access to the rear garden and a feature open fireplace. A separate dining room overlooks the front aspect and also features a fireplace. The luxury fitted kitchen includes a comprehensive range of floor and wall-mounted units, a solid stonework surface, an island unit, integrated dishwasher, space for a full range of kitchen appliances including a range-style cooker, and a useful utility cupboard. A recently refitted WC completes the ground floor accommodation.

The first floor comprises four bedrooms, three of which are generous doubles. The principal bedroom features attractive panelled walls, a dressing area with built-in wardrobes and a modern en-suite shower room. A contemporary family bathroom serves the remaining rooms. The second floor houses a loft room enjoying fantastic views and benefiting from two impressive Velux roof balconies.

Externally, the property boasts a large, private garden with far-reaching views. The garden is mainly laid to lawn with a variety of attractive flower and shrub borders, a raised patio seating area with an outdoor kitchen, and a summerhouse and shed. To the front, a beautiful Indian limestone paved driveway, accessed via an electrically operated gate, provides ample off-road parking and leads to the garage.

COUNCIL TAX BAND: E

EPC RATING: D

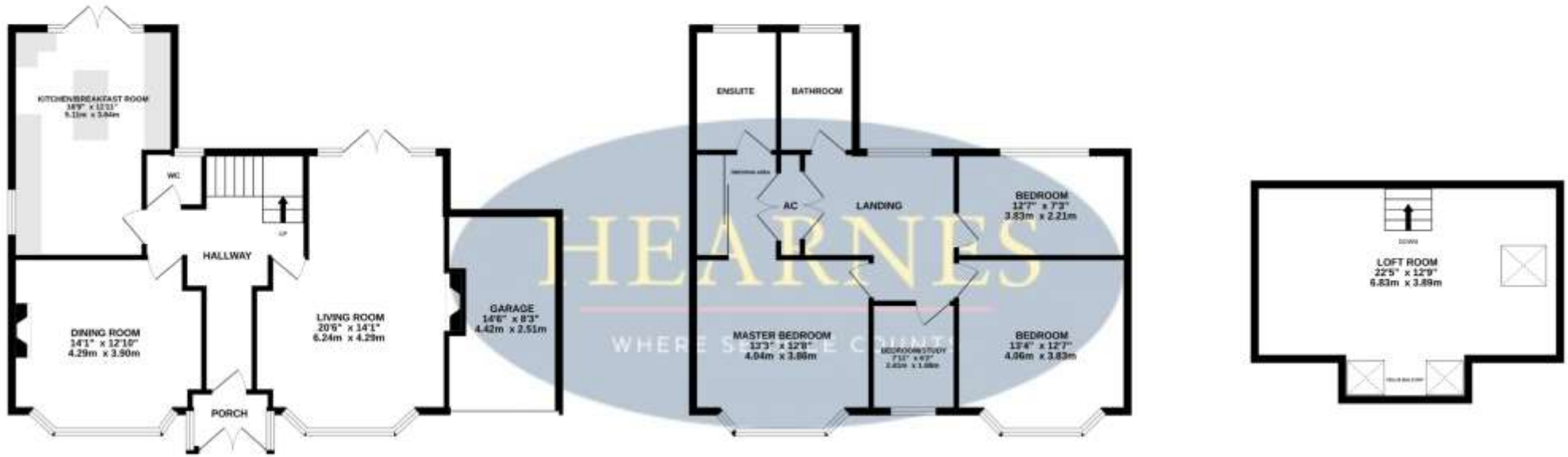
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
886 sq.ft. (80.4 sq.m.) approx.

FIRST FLOOR
736 sq.ft. (68.3 sq.m.) approx.

SECOND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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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