



HEARNES

WHERE SERVICE COUNTS

A truly unique detached character home located only a moments walk to Bournemouth Town Centre and the award winning sandy beaches. Whilst retaining many original features the property offers impressive and flexible accommodation, approaching 2500 sq ft and now offers the opportunity for further modernisation and updating. The property is situated on a private plot and features two impressive reception rooms, three double bedrooms, two bath/shower rooms and spacious kitchen/dining room. The property further benefits from a detached double garage, ample off road parking and is offered for sale with no forward chain.

On entering the property an impressive entrance hall, with feature staircase leading to the first floor landing, leads into a stunning living room offering a pleasant dual aspect outlook, double doors onto the private gardens and courtyard along with a feature vaulted ceiling. A further reception room also leads onto the property's sunny aspect gardens. A spacious kitchen/dining room offers a comprehensive range of fitted units whilst also providing a further garden access. The ground floor accommodation is complete with a utility area and WC.

Situated on the first floor are the property's three bedrooms all of which are generously sized rooms with the master bedroom benefitting from an en suite bathroom, also accessed from the landing, whilst bedroom two also benefits from an en suite shower room. A further WC completes the accommodation.

Externally the property is situated in impressive, private grounds with a sunny aspect garden being mainly laid to lawn and featuring a large patio seating area. A driveway runs to the rear of the property where there is a double garage and car port along with ample parking.

EPC RATING: **COUNCIL TAX BAND: G**

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.



Wimborne Road, Bournemouth, BH2

Approximate Area = 2096 sq ft / 194.7 sq m

Garage = 330 sq ft / 30.6 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 2451 sq ft / 227.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnest Bournemouth Estates Ltd. REF: 1300423

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