



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to acquire a beautifully appointed semi-detached residence, positioned on a generous and well-screened plot within the heart of Holdenhurst Village—one of Bournemouth's most desirable and seldom-available locations. Holdenhurst Village offers an exceptional setting for those seeking a semi-rural lifestyle without compromising on convenience. Nestled amidst open countryside yet located just 1.5 miles from Castlepoint shopping centre and major road links, it remains one of the area's best kept secrets—an established village community with outstanding accessibility. The property itself occupies a prime corner position, with South and West facing gardens that wrap around the side and rear, offering a high degree of privacy and a delightful outlook.

Internally, the accommodation is immaculately presented throughout and thoughtfully arranged. An entrance porch with tiled flooring provides access to a central hallway, with doors to both reception rooms and a staircase rising to the first floor. Both the sitting room and dining room are well-proportioned, each with a front-facing aspect and fitted shutter blinds. The sitting room enjoys a feature fireplace with a wood-burning stove, while the dining room offers direct access to the rear garden via French doors, opening onto a gravelled courtyard area ideal for al fresco dining. Both rooms connect to a generous kitchen/breakfast room, which is fitted with a comprehensive range of units and integrated appliances, including a gas hob, eye-level double oven, fridge/freezer, and dishwasher. The room offers ample space for informal dining and enjoys views over the rear garden. A rear vestibule leads from the kitchen to the garden and provides access to a ground floor cloakroom and a utility cupboard housing the gas boiler, with space and plumbing for both a washing machine and tumble dryer.

To the first floor are three well-proportioned double bedrooms. Bedrooms one and two overlook the front of the property and feature fitted storage, shuttered windows, while the third bedroom, currently arranged as a study/bedroom, benefits from a Juliette balcony overlooking the rear garden and a dedicated work area beneath a side-aspect window. The family bathroom is finished to a high standard with a modern white suite comprising a bath with rain-style and adjustable shower over, complementary tiling, and a heated towel rail.

Externally, the property is set behind enclosed front gardens with a pedestrian access gate and pathway to the front door. The side and rear gardens are a particular feature—well enclosed by mature trees, hedging, and fencing, and offering excellent levels of privacy. A timber outbuilding with power and light presents an ideal space for a home office or garden studio. To the side of the property, a shared driveway leads to a private off-road parking space and gated access into the gardens.

Council Tax Band: D

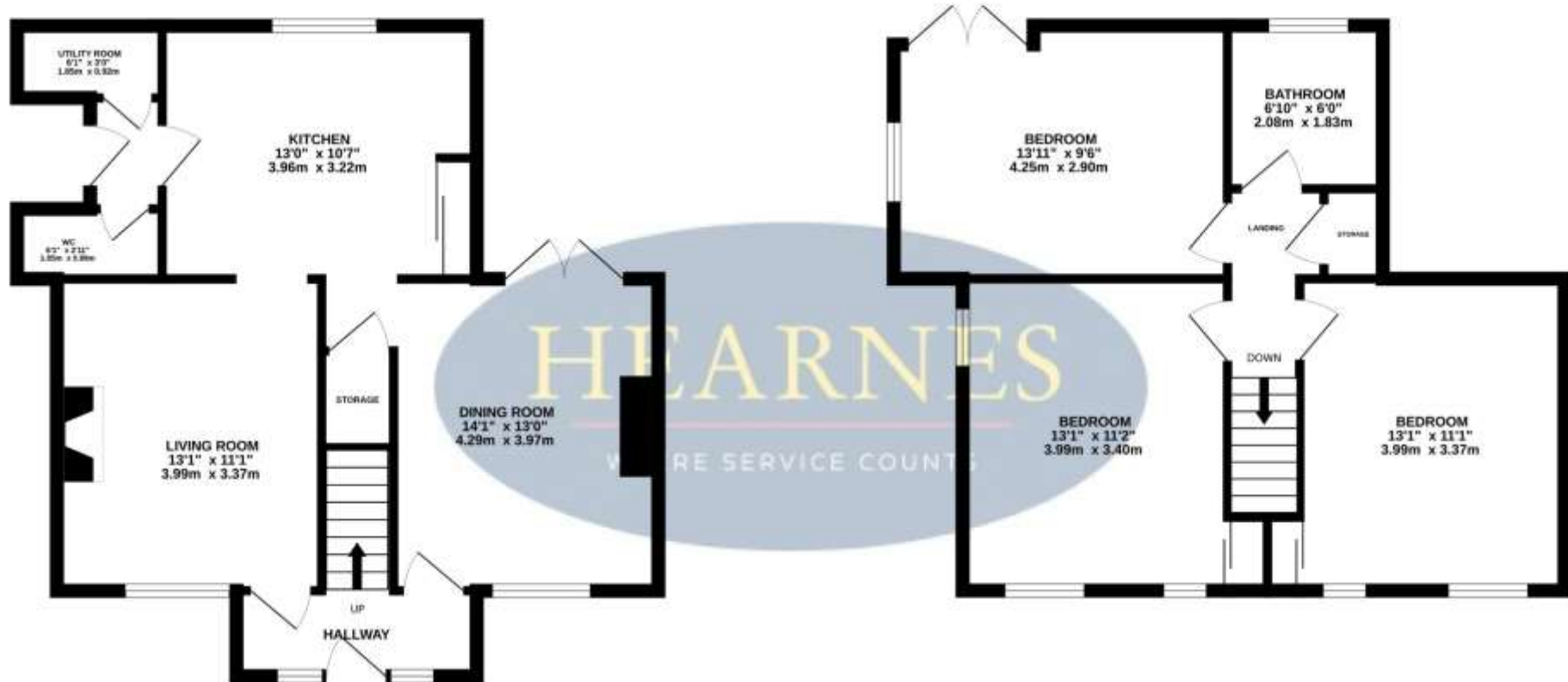
EPC Rating: D

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
540 sq.ft. (50.2 sq.m.) approx.

FIRST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1073sq.ft. (99.7 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

