



HEARNES

WHERE SERVICE COUNTS

Step back in time and fall in love with Vine Cottage, a truly enchanting three-bedroom Grade II listed detached home. Believed to date back to the 1800s, this picture-perfect property blends period charm with thoughtful modern updates, creating a warm and inviting retreat in one of Bournemouth's most desirable village locations.

Tucked away in the tranquil setting of Throop Village, the cottage is just moments from beautiful river and woodland walks, while Bournemouth's vibrant town centre, award-winning beaches and mainline transport links are all within easy reach.

Inside, the home exudes character. The heart of the house is the welcoming open-plan living and dining room, where a feature fireplace and wood-burning stove set the scene for cosy evenings. A versatile ground floor double bedroom provides flexibility as a guest room or study, while the kitchen is fitted with a range of units and matching work surfaces, ideal for both everyday living and entertaining. Completing the ground floor accommodation is a modern shower room comprising a WC, wash hand basin and shower enclosure.

Upstairs, two further double bedrooms provide generous space, both enjoying far-reaching views and filled with natural light.

Outside, the gardens are simply delightful. Immaculately maintained and enjoying an open aspect, they provide a generous lawn and a sun-drenched patio—perfect for alfresco dining, entertaining friends, or simply relaxing and soaking up the countryside atmosphere. To the front, the property further benefits from off-road parking.

Lovingly cared for and recently updated with a brand-new boiler (April 2025), Vine Cottage offers the rare opportunity to own a slice of history without compromising on comfort.

A home of character, charm, and tranquillity—early viewing is highly recommended.

EPC RATING: E

COUNCIL TAX BAND: D

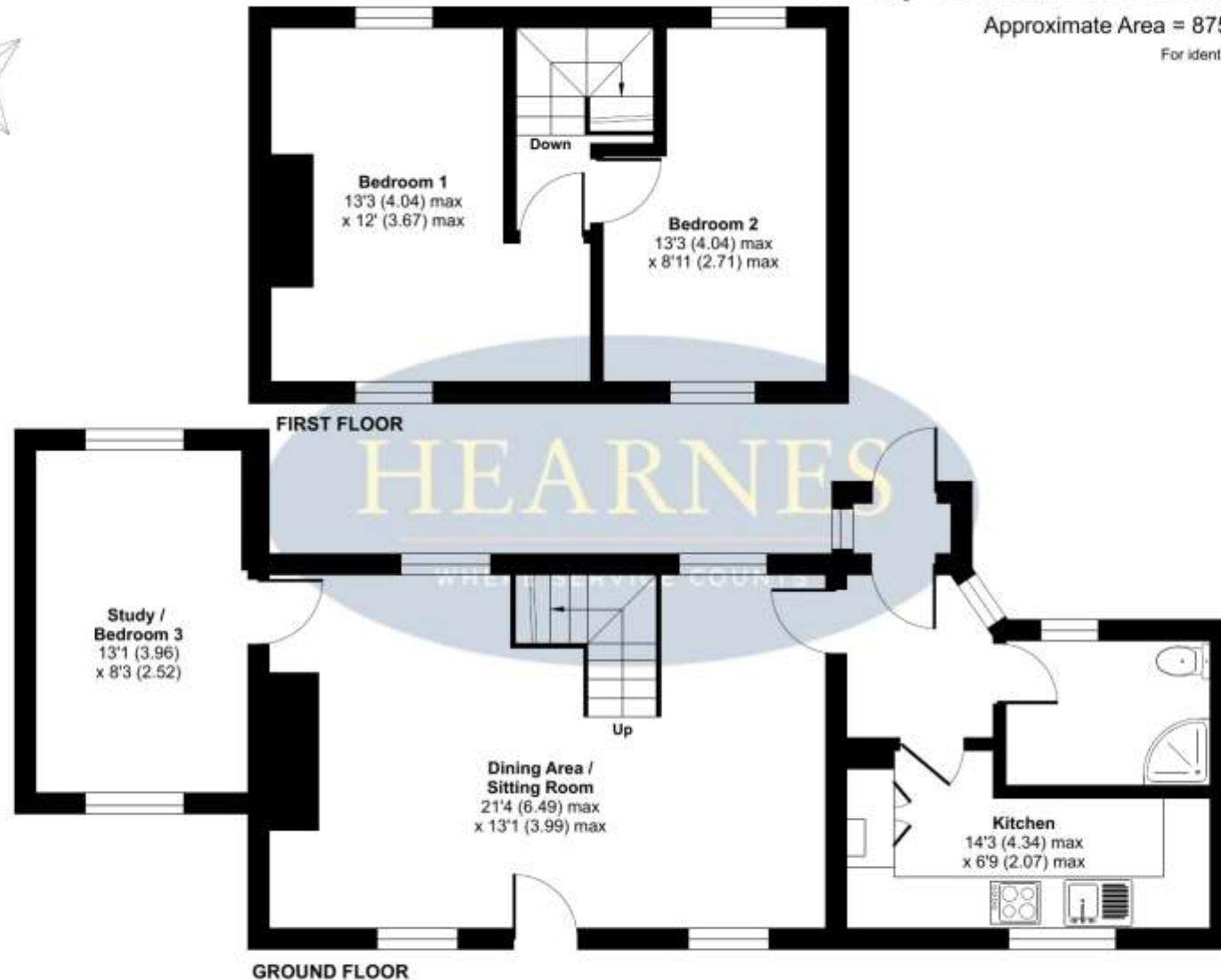
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



Throop Road, Bournemouth, BH8

Approximate Area = 875 sq ft / 81.2 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: 1359898

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