

FOR SALE

Brighstone, 6 Hares Green,
Bournemouth, Dorset BH7 7JN



PHILIPPA SOLE



£599,950

4 bedrooms, 2 bathrooms

Large lounge / diner

Separate reception room

Integrated garage

Front & rear gardens

Cul-de-sac location

Vacant possession, no forward chain

Band F - £2,814.13

Freehold

[Click here for virtual tour](#)

About this property

Brighstone is an attractive mock-Tudor 4 bedroomed detached house, recently upgraded with a fresh lick of paint, new bathroom suites and carpets throughout. This is a ready-to-move-into family home close to both primary and secondary schools, main road networks and major local employment.

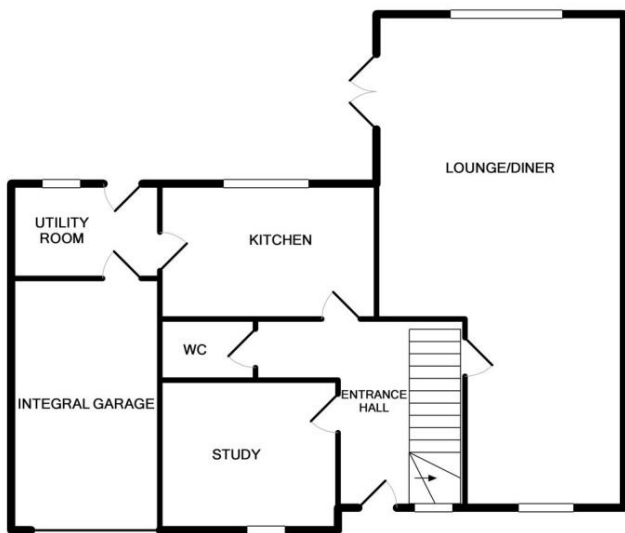
A well maintained block paved driveway and front lawned garden with mature planting welcomes you to the property. The entrance hall feels well proportioned for the house with space to hang coats should you wish. Alternatively, there is side access where you can enter the property via the utility room at the rear or via the integrated garage. So whether you arrive by car, bike or on foot, there's handy places to leave your outdoor gear.

To the left of the entrance hall, next to a convenient downstairs cloakroom, is a second reception / snug / office that can be configured to suit your lifestyle. The kitchen features a large integrated fridge freezer and recently upgraded kitchen units. Off the kitchen is a good-sized utility housing the washing machines and a secondary sink. There is a fun serving hatch that visually connects the kitchen to the double sized reception / lounge / dining room. A feature fireplace is the focal point of the room and double doors lead out onto a rear patio. Upstairs are four bedrooms laid out around a central family bathroom. Two double bedrooms are located at the front of the property either side of the stairs; the larger of the two also featuring a new ensuite shower room. The remaining two bedrooms are at the rear; one with a handy recessed wardrobe space. The rear garden is mainly laid to lawn, with shrub planting and an informal gravel walkway around the borders. In addition to the garage, there is a useful garden shed for storing garden tools, bikes and outdoor gear.

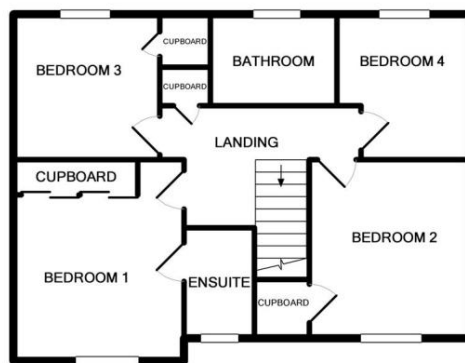
Location

Aptly named Hares Green is just 250m stroll from the green space of Littledown Park. At the closed end of the cul-de-sac is a pleasant cycle/footpath that connects through to the Kings Park complex including AFC Bournemouth Vitality Stadium to the west and BH Live Active Littledown Centre to the east. Two of the area's prominent employers, Royal Bournemouth Hospital and JP Morgan Chase Bank, are both within 0.5miles, whilst the main A338 Wessex Way can be reached by car in less than 5mins for routes to Southampton and London. The main Bournemouth Railway Station is approx. 3 miles away with direct trains to London and further afield. Popular Fisherman's Walk, that meanders down through the clifftop to the white sand beach below, can be reached by bike or on foot within a couple of miles.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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