



HEARNES

WHERE SERVICE COUNTS

A spacious four-bedroom detached character home with three generous reception rooms, south-facing garden, and open views across Winton Recreation Ground. Enjoying an enviable position overlooking Winton Recreation Ground—with its lawn bowls, tennis courts, and open green space—this substantial character property is located in one of the area’s most sought-after residential roads. The home is within easy reach of Bournemouth Town Centre, local amenities, highly regarded schools, and transport links, while also offering fantastic potential for updating and personalisation. The property boasts a flexible layout across two floors, including three spacious reception rooms, four double bedrooms, a kitchen/breakfast room, and both front and rear gardens. With its sunny south-facing aspect and attractive outlook, the home is ideal for growing families or buyers seeking generous accommodation in a prime location.

The ground floor welcomes you with a characterful porch leading into an entrance hall that provides access to all principal rooms. To the front is a bright, bay-fronted dining room, alongside a separate bay-fronted living room with access to the rear garden—double doors connect the two, both featuring high ceilings and original character features. A third reception room at the front offers flexibility as a family room, study, or additional bedroom. The well-proportioned kitchen/breakfast room includes a range of integrated appliances, units and worktop space, with scope for redesign or extension (subject to planning).

Upstairs, the spacious landing leads to four double bedrooms, all of excellent proportions. A modern family bathroom with bath, WC, basin, and overhead shower, along with a separate WC, serves the first floor.

Externally, the south-facing rear garden offers excellent privacy and plenty of space for entertaining, family use, or future landscaping. Lovingly maintained and thoughtfully developed by the current owner, it features a greenhouse, established borders, and dedicated growing areas. There is also a useful garden store and side access. To the front aspect a carriage drive way provides ample off-road parking and access to a useful store.

EPC RATING: F

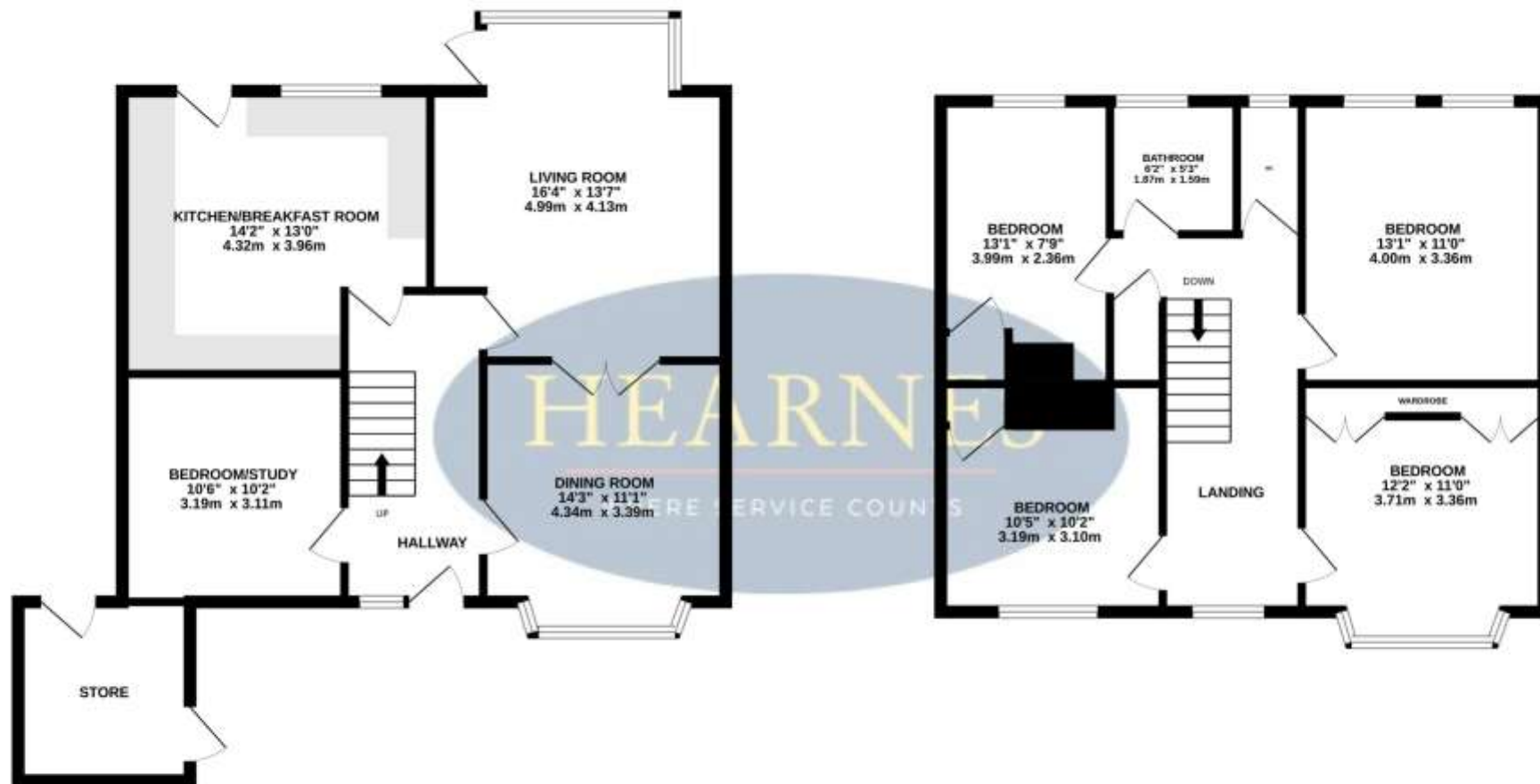
COUNCIL TAX BAND: E

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
753 sq.ft. (70.0 sq.m.) approx.

FIRST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.8 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

