

**Clarendon Road  
Westbourne  
Bournemouth, BH4 8AJ**



A substantial and individual four bedroom family home, with versatile accommodation, set in secluded grounds, full of charm and character, located in one of Westbourne's premier roads, within short walking distance of the beach.

**Price guide £1,250,000 Freehold**







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# Situation & Description

Ideally located in the sought after 'GOLDEN GRID' area in a extremely convenient residential road, just a short walk from the award winning beaches and the vibrant Westbourne village. Westbourne's popular amenities offers an eclectic mix of independent shops, including Marks & Spencer Foodhall, bars, bistros and restaurants.

This delightful family home is a substantial and elegant residence offering approximately 3,638.0 sq ft of light and spacious accommodation with air circulatory system.

In addition to an open plan kitchen/diner/family room, being a really fabulous entertaining space the accommodation with access onto the secluded garden. The property offers four double bedrooms, three with en-suite bathrooms, as well as an additional separate family bathroom, arranged over three floors the converted loft could easily be used as a cinema/games/bedroom or home office with built in kitchenette.

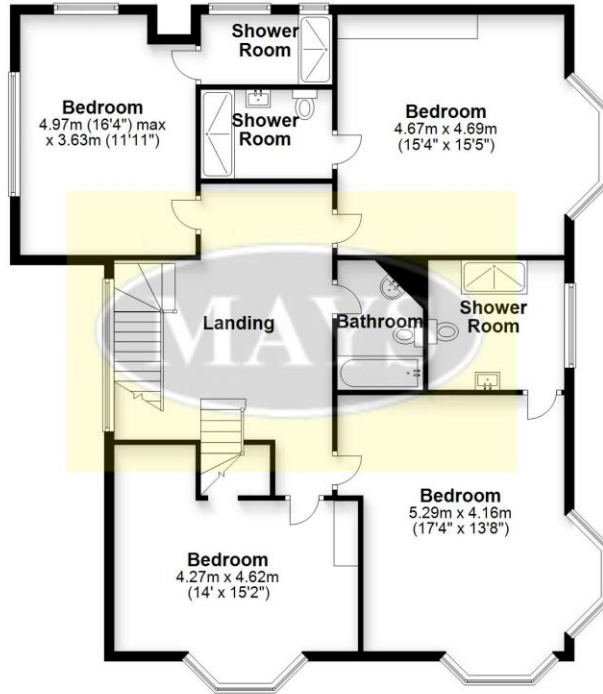
## OUTSIDE

The garden is laid mainly to lawn with mature trees providing a private aspect, there is further scope and opportunity to landscape and redesign. To the front of the property is a driveway with parking and access to the garage.

- **4 Double Bedrooms**
  - **4 Bathrooms**
- **Retained Character Features**
  - **Enclosed Rear Garden**
  - **Garage & Driveway**
- **Open Plan Living Accommodation**
  - **Utility Room & Store**
- **Fantastic Central Location To Westbourne Village**
  - **Council Tax Band G**

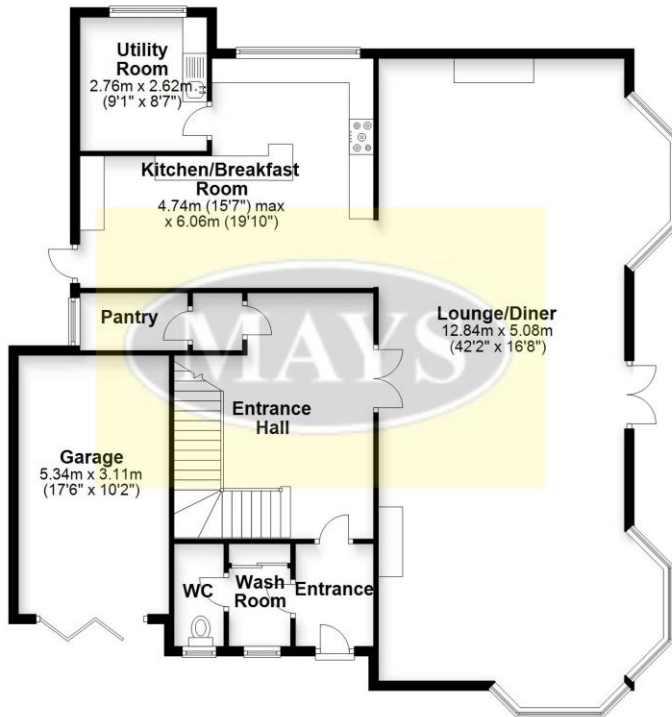
### First Floor

Approx. 129.8 sq. metres (1396.9 sq. feet)



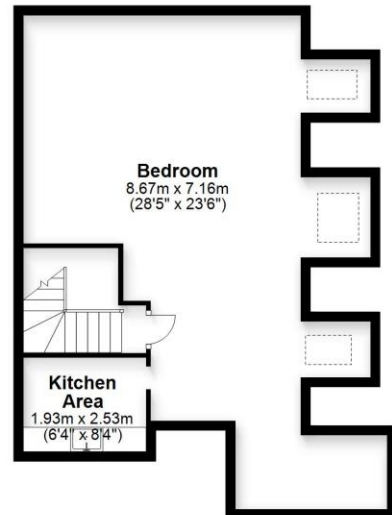
### Ground Floor

Approx. 149.4 sq. metres (1607.9 sq. feet)



### Second Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



Total area: approx. 338.0 sq. metres (3638.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 566006)  
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**IMPORTANT NOTICE:**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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