



31 Solent Road

Hengistbury Head, Southbourne, BH6 4BP

SPENCERS
COASTAL





A stunning Arts and Crafts style detached residence situated in the highly desirable area of Hengistbury Head, just a short walk from the award-winning, Blue Flag Southbourne Beach

The Property

The property is accessed through a large storm porch and a front door featuring a beautiful round stained-glass window, which opens into a welcoming entrance hallway. The stunning herringbone flooring continues throughout, leading to all ground floor accommodation, a WC, and understairs storage.

Leading off the right-hand side of the hallway is a generously sized dining room with ample space for furniture and a large bay window, allowing an abundance of natural light.

An opening leads into a large, dual-aspect living room featuring a log burner with a feature tiled surround, creating a stunning focal point. French doors open onto the rear garden, while double casement doors connect to the adjacent office, which benefits from built-in, floor-to-ceiling shelving and storage.

Located at the rear of the property and serving as the hub of the home is a fantastic, bright, and airy kitchen/breakfast room featuring large stone tiled flooring and an impressive feature brick wall, with French doors opening onto the rear garden. The kitchen offers a wide range of Shaker-style units, complemented by a large central island with quality granite work surfaces. Built-in appliances include an Aga, fridge freezer, and dishwasher. Adjacent is a useful utility room and a separate pantry.

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The property offers extensive accommodation, totalling 2,500 sqft, and features four bedrooms and two bathrooms, showcasing delightful character features throughout

The Property Continued ...

Upstairs, the accommodation includes four bedrooms, three of which are generously sized doubles with ample space for storage furniture. Bedroom two also offers access to the eaves storage.

The bedrooms are served by a traditionally fitted three-piece family bathroom, featuring a roll-top bath with a shower attachment and fully tiled flooring.

The spacious primary bedroom features a modern three-piece en-suite shower room, a charming Juliette balcony, and a unique mezzanine level that provides stunning glimpses of Hengistbury Head and Christchurch Harbour.

Property Video

Point your camera at the QR code to view our professionally produced video.

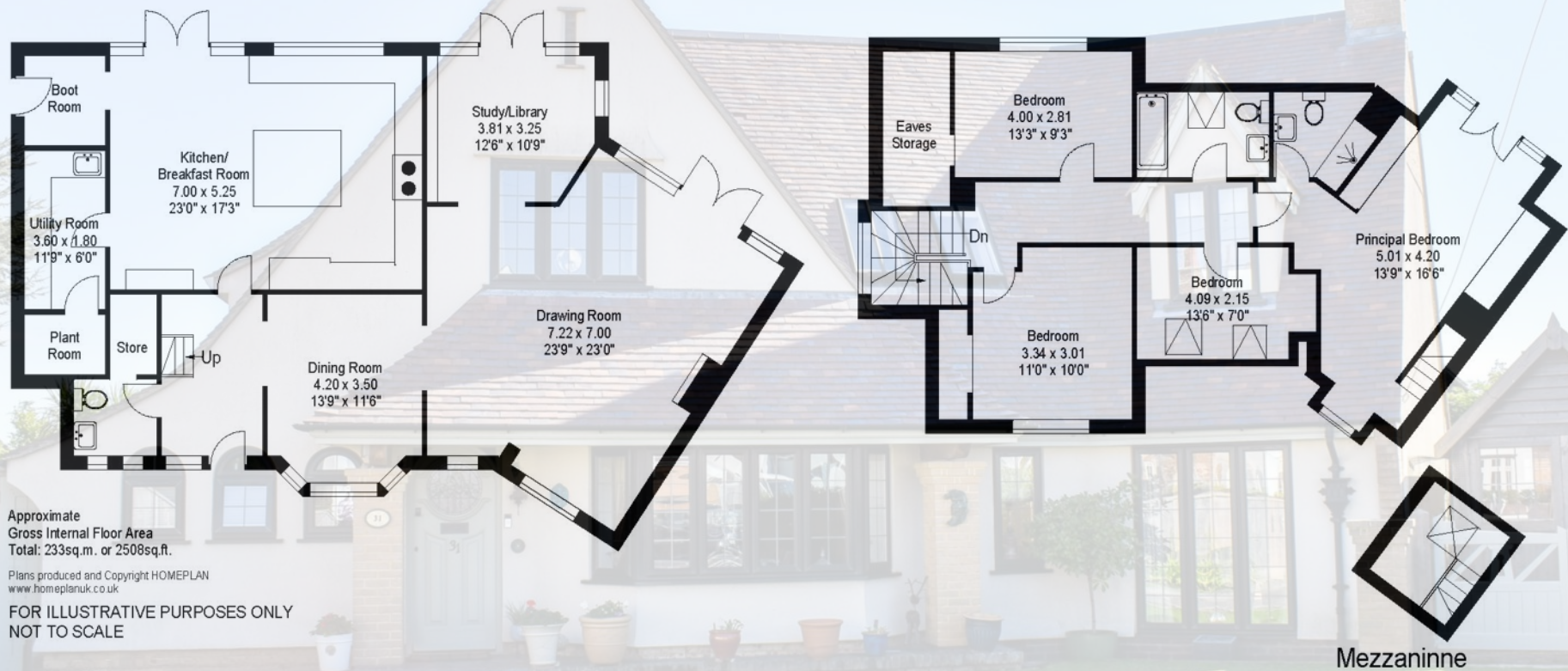


Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.









Positioned on a corner plot, it includes a well-sized, low-maintenance garden and a sweeping driveway providing ample off-road parking

Outside

Nestled at the end of a quiet cul-de-sac, the property is approached via a tarmac driveway that provides ample off-road parking for multiple vehicles. A five-bar gate grants access to the side storage area, while a stone footpath leads to the front entrance and offers side garden access.

The rear garden is thoughtfully landscaped with relaxation in mind, featuring a spacious terrace extending from the rear of the property and a summer house perfectly positioned to capture maximum sunlight. The garden is primarily laid to lawn, bordered by mature shrubs and close-board fencing for a high level of privacy. Towards the rear, the stone footpath continues into a separate kitchen garden.

Services

Energy Performance Rating: C Current: 78 Potential: 85

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps are available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity







The Local Area

This beautifully presented family home is located in Hengistbury Head (also known as East Southbourne) which is named after the scenic headland which forms a natural boundary between Christchurch Bay and Poole Bay. This is a pleasant residential area comprising mostly coastal chalets and mid-century family houses on wide roads and quiet closes.

There are golf and sailing clubs in the area. However, Hengistbury Head itself provides a tremendous local facility, and an escape to be enjoyed year-round. This is one of the most important Sites of Special Scientific Interest in England: a nature reserve of grassland and woodland with unspoiled beaches and, from its highest point, spectacular panoramic views over Christchurch Harbour and Christchurch Bay. The inner harbour bustles with yachts and windsurfers. There is a south-facing pebble beach and sandy beaches where the headland narrows at Mudeford spit - renowned for its colourful beach huts. Here there is also a good cafe and ferry services across the mouth of Christchurch Harbour to Mudeford Quay.

Hengistbury Head's schools are considered to be very good. Accessibility is good, too. The nearest mainline station is Christchurch with services to London taking around two hours, while the A35 provides access to road networks.

Points Of Interest

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| Southbourne Beach | 0.3 Mile |
| Solent Mead Golf Centre | 0.5 Mile |
| Riverside Inn | 0.8 Mile |
| Southbourne High Street | 1.4 Miles |
| Christchurch High Street | 1.6 Miles |
| Christchurch Train Station (1hr 50mins to Waterloo) | 1.5 Miles |
| Bournemouth Airport | 5.0 Miles |
| New Forest | 6.6 Miles |



For more information or to arrange a viewing please contact us:

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