

Groveley Road, Westbourne BH4 8HF

Guide Price £1,100,000 Freehold

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ESTATE AGENTS





Property Summary

A substantial detached five-bedroom character property with impressive accommodation arranged over three levels set moments from the amenities of Westbourne and nearby sandy beaches. Whilst the property has retained a wealth of period features such as ornate cornicing, high ceilings and a stunning balustrade staircase, the requirements of modern living have been incorporated with the sympathetic introduction of a stunning kitchen/dining room and modern bathroom suites.

We feel this beautiful home presents a perfect mix of both classic and contemporary styling and design and is a superb opportunity for buyers wanting to embrace the charm of an older property that seamlessly embraces all the conveniences of modern life.



Key Features

- Stunning reception hallway with beautiful staircase and cloakroom
- Two separate reception rooms and further home office
- Beautiful kitchen/dining room opening to the garden
- Five double bedrooms (two with ensuite bathrooms)
- Generous family bathroom with four-piece heritage suite
- Further second floor rooms ideal for workspace or potential annexing
- Gated approach with off-street parking and a garage
- Mature gardens to front and rear
- Incredibly flexible arrangement of accommodation
- Character home with a wealth of period features



About the Property

A real feature of the property is the beautiful reception hallway which has a true sense of grandeur and is centrally positioned in the property. The hallway has an open balustrade staircase rising to the first floor and there is also a cloakroom and useful entrance porch leading from the hallway. To the front of the property, there are two separate reception rooms which are ideal as both living or for formal dining rooms. A useful home office/study is also accessible from the hallway.

As can be seen from the photographs the kitchen/dining room has been tastefully fitted with a comprehensive range of units and appliances and it features a large island unit which is ideal for both food preparation and social gatherings. The dining area of the kitchen has doors which open to the rear garden and the general size of the kitchen/dining room makes it the ideal place for friends and family to spend time together. Day-to-day life can be discreetly hidden away from view with an incredibly large laundry room.

To the first floor, the landing carries forward the impressive sense of space in the reception hallway and there are four double bedrooms (with one of the bedrooms having a private ensuite). The three remaining bedrooms on this level are serviced by a stunning family bathroom which has been fitted with a heritage four-piece suite. Stairs rise from the first floor to the top floor where there is another bedroom with an ensuite bathroom. The top floor has a large storage room and two further interconnecting rooms which could be ideal for buyers wishing to work from home or potentially annexe accommodation from the main house with a degree of separation.

Outside there are mature gardens to both the front and the rear and a gated driveway affords off-street parking for several vehicles and also leads to the garage.

Tenure: Freehold

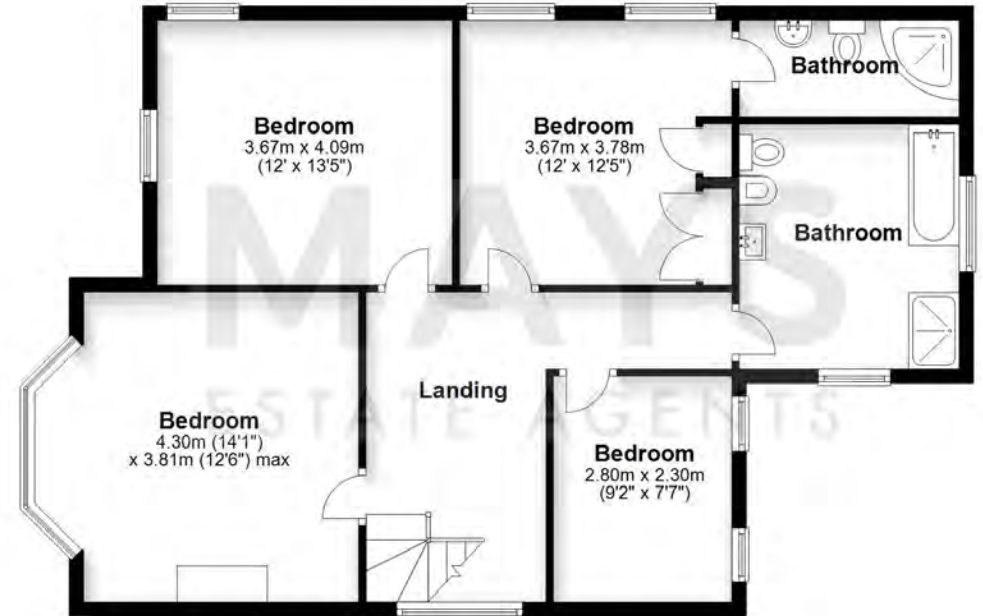
Council Tax Band: F

Local Authority: BCP Council



First Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



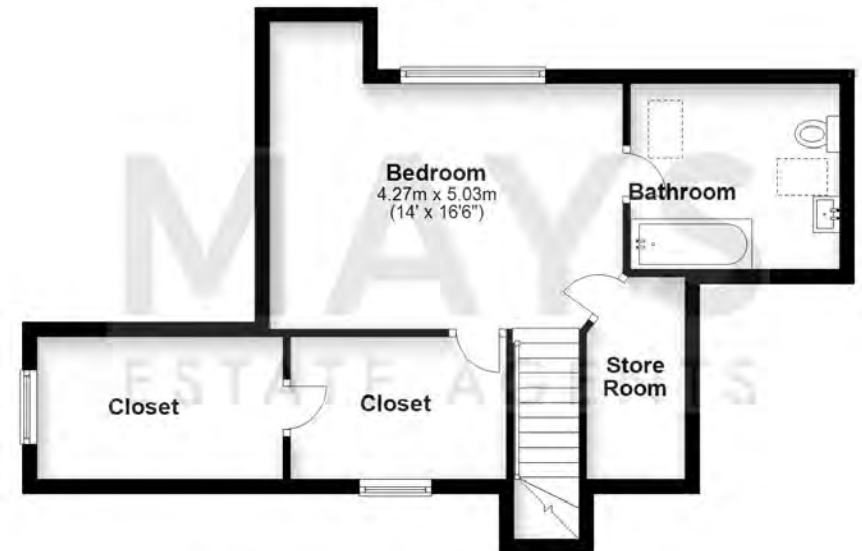
Ground Floor

Approx. 105.7 sq. metres (1138.0 sq. feet)



Second Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 233.2 sq. metres (2509.9 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 (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

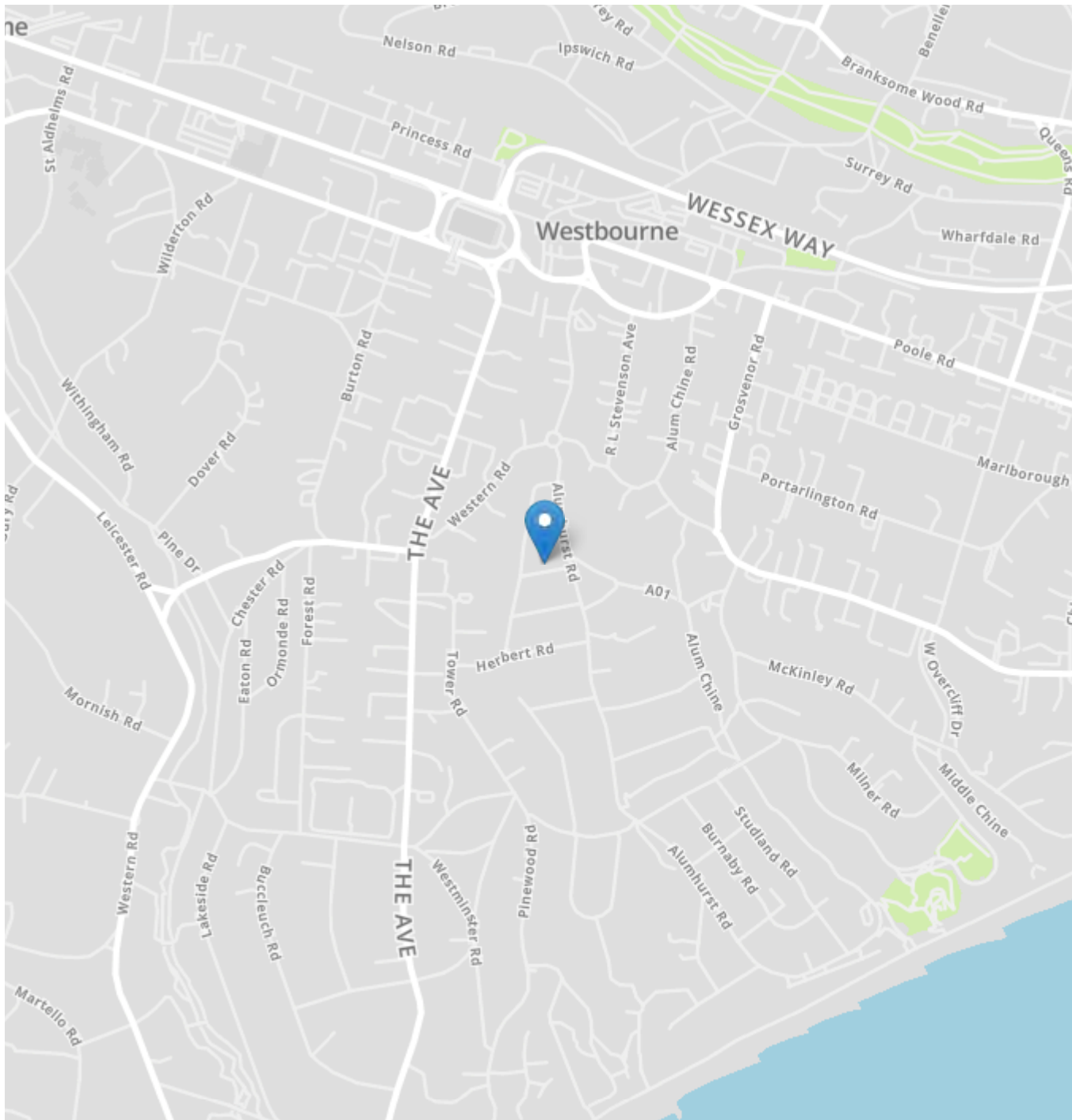


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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