



15 Ferry Road

Southbourne, Bournemouth, BH6 4BH

SPENCERS
COASTAL





15 FERRY ROAD SOUTHBOURNE • BOURNEMOUTH

A substantial six-bedroom detached residence offering over 3,000sqft of versatile and expansive living space, including a self-contained one-bedroom annexe.

Ideally situated on Southbourne's cliff top, the property enjoys panoramic coastal views encompassing the Isle of Wight, Poole Bay, and the Purbecks, with convenient access to the Blue Flag Southbourne Beach.

Surrounded by low-maintenance private gardens, it also features a detached garage with two sweeping driveways.

Property Video

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



Guide Price £1,750,000







A grand five-bedroom home offering over 3,000 sqft of living space and a self-contained annexe

The Property

The entrance porch opens into a spacious hallway adorned with elegant parquet flooring and charming oak wood panelling, adding character throughout. The hallway provides access to all ground floor accommodation, including a ground floor WC and convenient understairs storage.

To the left of the hallway is a generously sized kitchen/breakfast room, featuring large, tiled flooring and sliding doors that open to the rear garden, offering far-reaching coastal views. The kitchen is fitted with an extensive range of wooden wall, floor, and drawer units, complemented by quality stonework surfaces. It includes a Rangemaster-style oven with an extractor fan above.

Adjacent is a well-proportioned dining room featuring a decorative fireplace with an attractive stone surround, serving as a charming focal point. A large bay window with a built-in window seat allows an abundance of natural light to flood the space.

At the rear of the property is a spacious sunroom with 180-degree views of the coastline. Sliding doors open onto the rear decking, providing an ideal spot to enjoy the sunshine for much of the day.

A separate spacious lounge of generous proportions features a bay window that captures the southerly aspect. A log burner with an appealing brick surround serves as an inviting focal point.

Additional ground floor rooms include a reception room overlooking the front aspect, currently used as a study, which also has access to the single garage.







Set on Southbourne's cliff top, with sweeping views of Poole Bay and the Purbecks

The Property Continued...

From the hallway, stairs ascend to the first-floor landing, which grants access to four double bedrooms, each offering generous space for both furniture and storage. Three of the bedrooms benefit from elevated, panoramic coastal views.

A modern four-piece family bathroom suite, featuring a spacious walk-in shower cubicle, a separate bath with a shower attachment, and finished with stylish tiling.

The primary bedroom is a standout feature of the property, with a double aspect offering views across the bay to the Purbecks. It provides generous space for furniture and further benefits from a three-piece en-suite shower room, complete with fully tiled floors and walls.

On the second floor, an additional bedroom, previously used as guest accommodation, offers views across to Hengistbury Head and Mudeford Sandbanks.

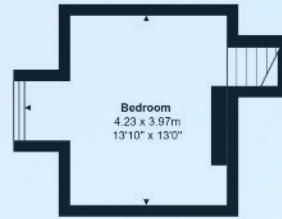
Adjoining the property is a one-bedroom self-contained annexe, providing separate accommodation or optional home and income. The annexe includes a kitchen/living area with sliding doors opening to a small private garden, a double bedroom, and a separate three-piece bathroom.



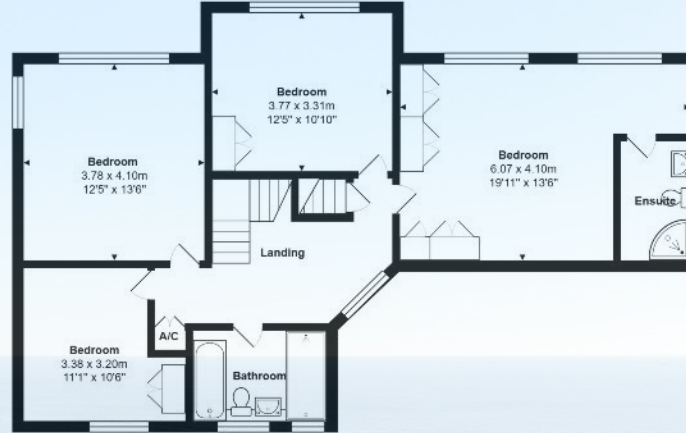




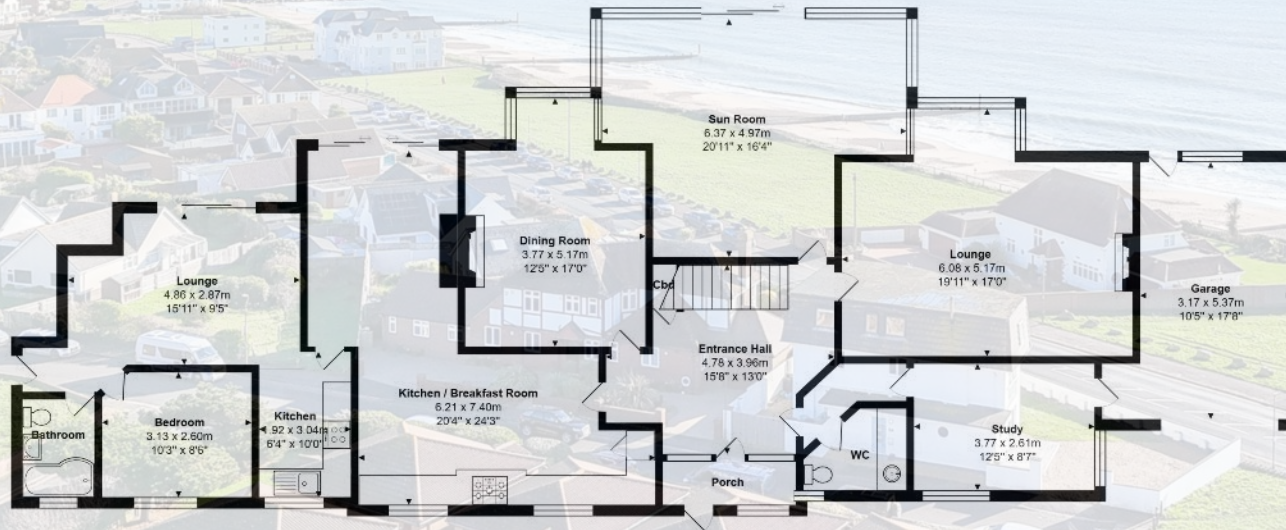
FLOOR PLAN



Second Floor



First Floor



Annexe

Ground Floor



Total Area: 293.4 m² ... 3158 ft²

All measurements are approximate and for display purposes only





The Annexe







Outside

The property is situated on a no-through road, approached via block paved driveways, providing generous parking and access to the single garage.

The rear gardens have been thoughtfully designed for low maintenance and enjoyment, featuring a large expanse of lawn bordered by mature shrubbery, offering a high degree of privacy. The raised rear decking, positioned at the back of the property, enjoys a delightful southerly aspect.

The Situation

This beautifully presented family home is located a short walk from Warren Edge zig zag leading to the award winning Blue flag Southbourne beach. It 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 sandy beach 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.

Important Notice

Spencers of The New Forest 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 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.





Additional Information

Energy Performance Rating: D Current: 57 Potential: 73

Council Tax Band: G

Tenure: Freehold

All mains services are connected to the property

Solar Panels: No

Electric Vehicle (EV) Charging Point: No

Broadband: Cable Broadband

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

Points Of Interest

Solent Mead Golf Centre	0.7 miles
Wick Meads Nature Reserve	1.4 miles
Southbourne Beach	0.2 miles
Hengistbury Head Nature Reserve	1.1 miles
Riverside Inn	1.1 miles
Mudford Sandbank	2.3 miles by foot
Christchurch Train Station	1.7 miles
Christchurch High Street	1.9 miles
Bournemouth Airport	5.2 miles
London (2 hours by train)	106 miles



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

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