

**Alumdale Road  
Westbourne  
Bournemouth, BH4 8HX**



A substantial and beautifully appointed detached six bedroom family home, full of charm and character, offering versatile and flexible living accommodation, situated in a highly sought after road, just moments from the award winning Blue Flag beach at Alum Chine and the vibrant Westbourne Village.

**Price guide £1,249,500 Freehold**







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## Situation & Description

This impressive home offers versatile and flexible living accommodation, extending to over 3,200 square feet and retains a wealth of period character features. The location is quiet and picturesque and the house would suit a growing family who wants to live by the sea and enjoy the thriving community spirit that all the amenities in Westbourne Village has to offer. The house enjoys a wide frontage and is well screened from the road by mature evergreens and shrubs. There is a long driveway to the left, offering ample parking for several vehicles, as well as having the benefit of a detached garage.

An undercover porch leads to the front door and fabulous reception hall, with attractive oak flooring that runs the full length of the house with all principle rooms leading off. It creates an excellent first impression. The lounge, with its open fireplace, has a lovely square bay and is a beautifully bright room, having the benefit of double opening doors leading out onto the paved loggia at the front. There is a separate study and dining room. The showcase open plan kitchen/family/breakfast room, provides a more relaxed and informal atmosphere in which to entertain, with double opening and sliding patio doors leading directly out onto the garden. The cloakroom and utility room complete the downstairs accommodation.

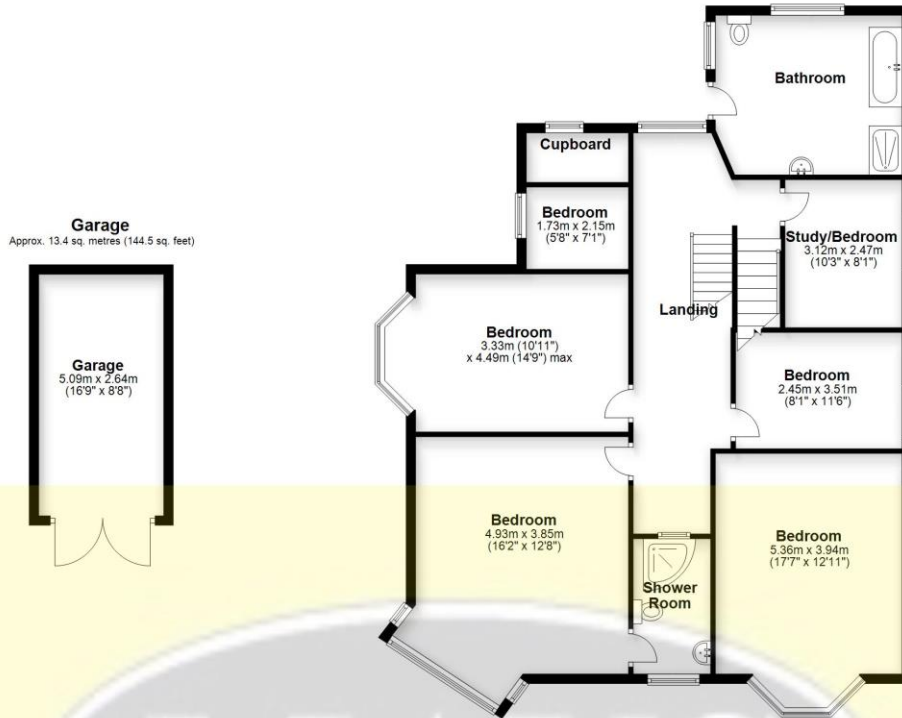
A charming feature turned staircase leads to the stunning galleried landing on the first floor. A deep walk-in airing cupboard houses the gas fired central heating boiler and pressurised water cylinder. There are six bedrooms located on this floor, with the principle bedroom, having the benefit of a shower room en-suite. There is also an incredible size family bathroom, comprising of a deep inset bath, with mixer taps and shower attachment, in addition to a double length separate shower cubicle.

An elegant staircase leads to the second floor, where there are some sea glimpses and it is currently a multi-purpose room, which could be used as a cinema, office, au-pair, games or play room and has excellent built in storage facilities.

The gardens are beautifully manicured, with the rear garden being mainly laid to lawn with numerous flower and shrubs. It is a generous size plot with pockets of areas, ideal for relaxing, entertaining or dining with family and friends. There is also a Garden Room, ideal for storage. Viewing is highly recommended.

- SUBSTANTIAL & BEAUTIFULLY APPOINTED FAMILY HOME
- PRESTIGIOUS ALUM CHINE CUL-DE-SAC LOCATION
- VERSATILE & FLEXIBLE ACCOMMODATION
- STUNNING RECEPTION HALL LOCATED JUST MOMENTS FROM THE BEACH
- ELEGANT LOUNGE WITH OPEN FIREPLACE
- STUDY
- DINING ROOM
- SHOWCASE KITCHEN/FAMILY/BREAKFAST ROOM
- ACCOMMODATION EXTENDING TO OVER 3,200 SQUARE FEET
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM
- STUNNING GALLERIED LANDING
- FIVE FURTHER BEDROOMS
- INCREDIBLE SIZE FAMILY BATHROOM
- WEALTH OF CHARMING PERIOD CHARACTER FEATURES
- BEAUTIFULLY MANICURED GROUNDS
- GARAGE & AMPLE PARKING FOR SEVERAL VEHICLES

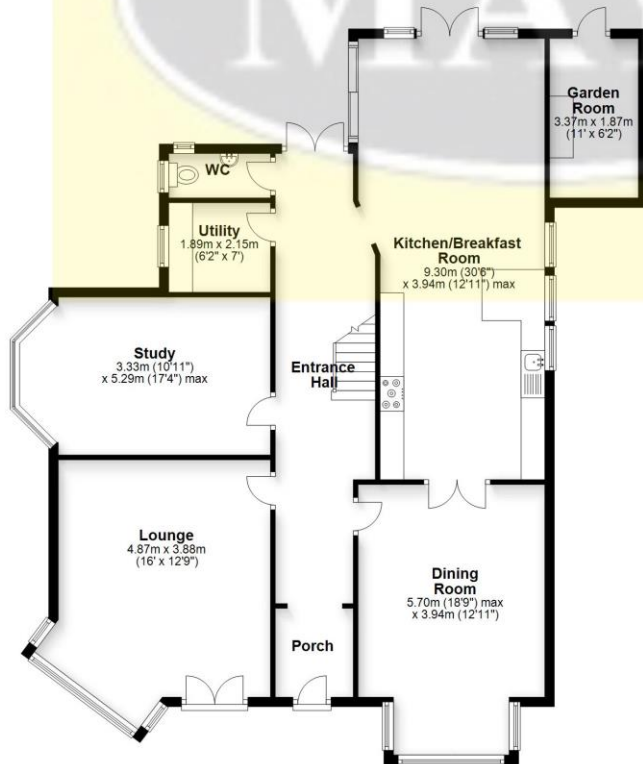
**First Floor**  
Approx. 121.1 sq. metres (1303.0 sq. feet)



**Garage**  
Approx. 13.4 sq. metres (144.5 sq. feet)



**Ground Floor**  
Approx. 130.7 sq. metres (1406.8 sq. feet)



**Second Floor**  
Approx. 37.2 sq. metres (400.0 sq. feet)



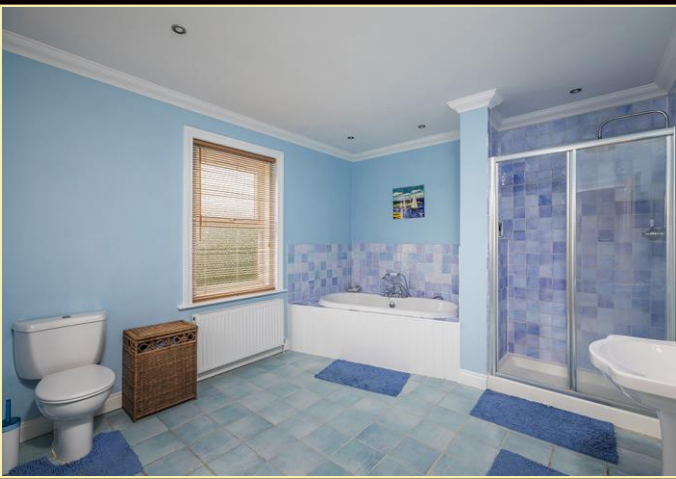
Total area: approx. 302.3 sq. metres (3254.4 sq. feet)

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 556006)

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>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**New Developments (where applicable)**

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