



HEARNES

WHERE SERVICE COUNTS

A superbly presented three-bedroom detached character house, set in a quiet cul-de-sac within a sought-after residential location, just a short walk from Winton High Street and popular schools. The property retains many original features throughout, including high ceilings, bay windows, character fireplaces, and beautiful original doors, while also benefitting from a modern fitted kitchen/breakfast room, contemporary bathroom, spacious living areas, and a large, sunny rear garden.

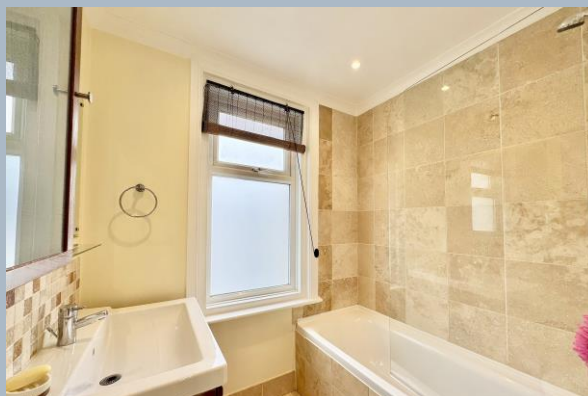
A welcoming hallway leads to all ground floor rooms. To the front, a generous living room features a large bay window and fireplace, creating a bright and inviting space. Overlooking the rear garden, a second reception room is currently used as a study but offers flexibility for dining or a family room. The modern kitchen/breakfast room provides an excellent range of floor and eye-level units, integrated dishwasher, oven, and gas hob, with space for a fridge/freezer. Finished with contrasting work surfaces and fitted storage, it also offers direct access to the rear garden. Completing the downstairs accommodation is a cloakroom.

Upstairs, the first-floor landing leads to three bedrooms, two of which are generous doubles. The family bathroom is finished in a modern style and includes a bath with shower over, WC, and wash hand basin.

The sunny rear garden is mainly laid to lawn with mature, well-stocked borders, a paved patio adjoining the house, a decked seating area to the rear, and a useful garden shed. To the front, there is off-road parking. The property also benefits from a powered shed, gas central heating, and double glazing throughout for added efficiency and practicality.

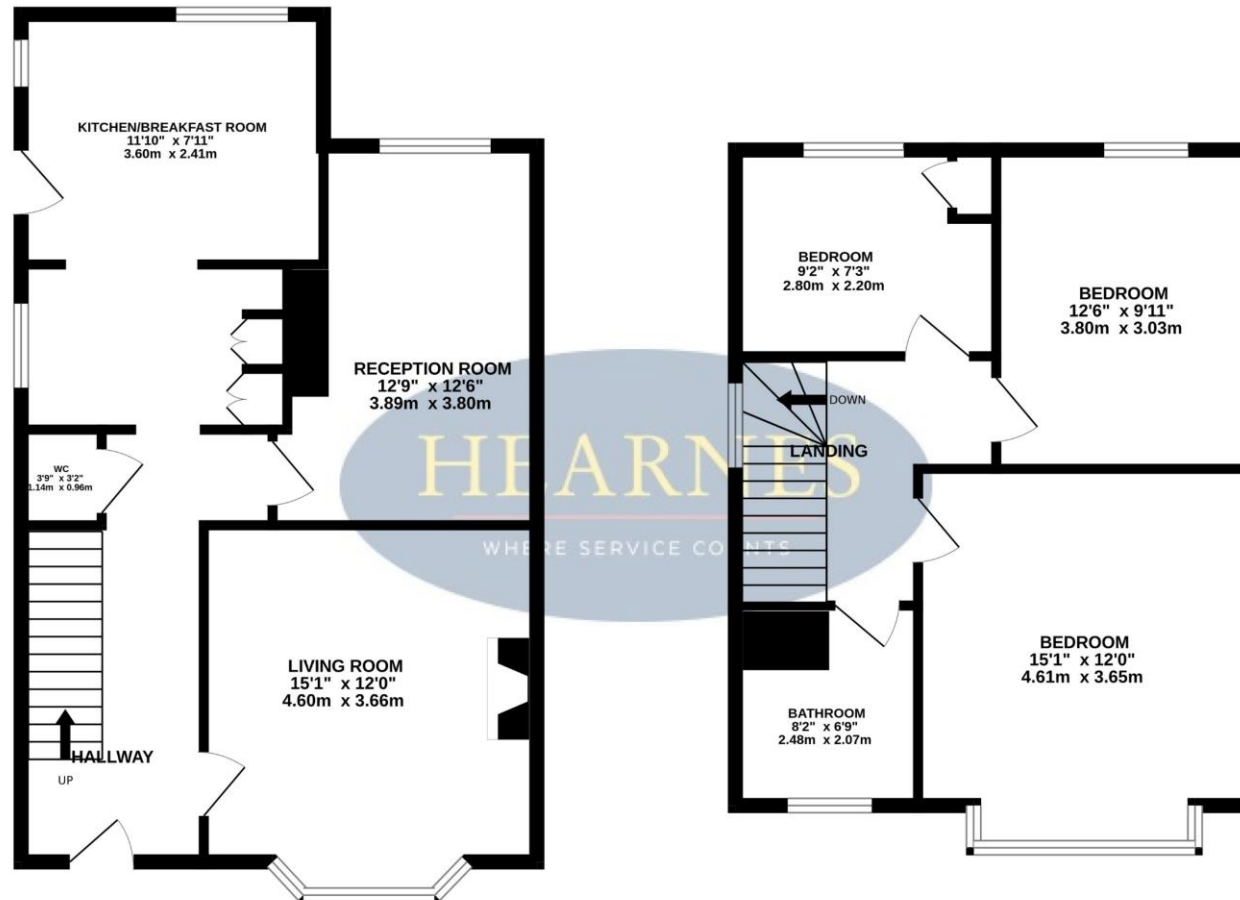
COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

FIRST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

