

12 Rolls Drive, Hengistbury Head,
Bournemouth, Dorset, BH6 4NA

Asking Price
£1,350,000



Bedrooms



Living



Bathroom/Ensuite



Drive & Garage



EST
1992

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A stunning home in one of the area's most sought after roads.

A STUNNING HOME SET IN ONE OF THE AREA'S MOST SOUGHT AFTER ROADS OFFERING OVER 2500 SQFT OF FLEXIBLE ACCOMMODATION TO INCLUDE A MAGNIFICENT FIRST FLOOR LIVING SPACE AND AN EXPANSIVE TERRACE WITH SUPERB VIEWS OVER SOLENT MEADS GOLF COURSE AND HENGISTBURY HEAD.

Extended and remodelled in recent years this fine detached home offers spacious, flexible and fully modernised accommodation. Set within one of the area's most sought after roads and offering a sensational view over the Solent Meads golf course/Hengistbury Head it is quite simply stunning, and an absolute must see home!

Entering the property, you are immediately welcomed by a very generous hallway featuring modernist wood panelling and a bespoke staircase with adjacent floor to ceiling glazing making for a light and very impressive entrance.

The main living space is set on the first floor, maximising on the on the stunning views which stretch over Solent Meads golf Course, Hengistbury Head, and Christchurch, with sea glimpses in the distance. These views can be enjoyed from the living space itself and from a large terrace accessible directly from the living space, giving huge alfresco living options.

Measuring over 20' in width and 30' in depth, the living space offers plentiful room for a wide range of furniture and featuring multiple sky lights it is a very light and airy room. An impressive kitchen area boasts a great range of sleek white units finished with matching Minerva working surfaces and a large breakfast bar. A contrasting Neff oven and induction hob with built in extraction come fitted, as does a full-sized fridge, full sized freezer and two integrated dishwashers, the recessed sink also benefitting from a hot/boiling water tap.

The first floor offers two further rooms and a shower room which are accessed via an inner hallway from the living space. Highly versatile, these rooms are currently arranged as a bedroom and snug lounge, but could equally be arranged as two bedrooms, a study space, or even a first-floor suite with dressing room.

Primary bedroom accommodation (1-4) is set on the ground floor with all rooms making excellent double rooms and being served by a luxuriously fitted family bathroom. Bedrooms two and three also benefit from tilt and turn doors leading directly on to the front gardens with a lovely view over Solent Meads Golf Course.

The primary suite boasts a dual aspect with sliding doors leading out to the rear gardens. It also has a dressing area with fitted wardrobes and a large en-suite which has a full-sized bath and separate walk-in shower with wet floor.

Also on the ground floor there is an integral garage with electric roller door and a utility room which has a built-in fridge and offers space for a washing machine and tumble dryer.

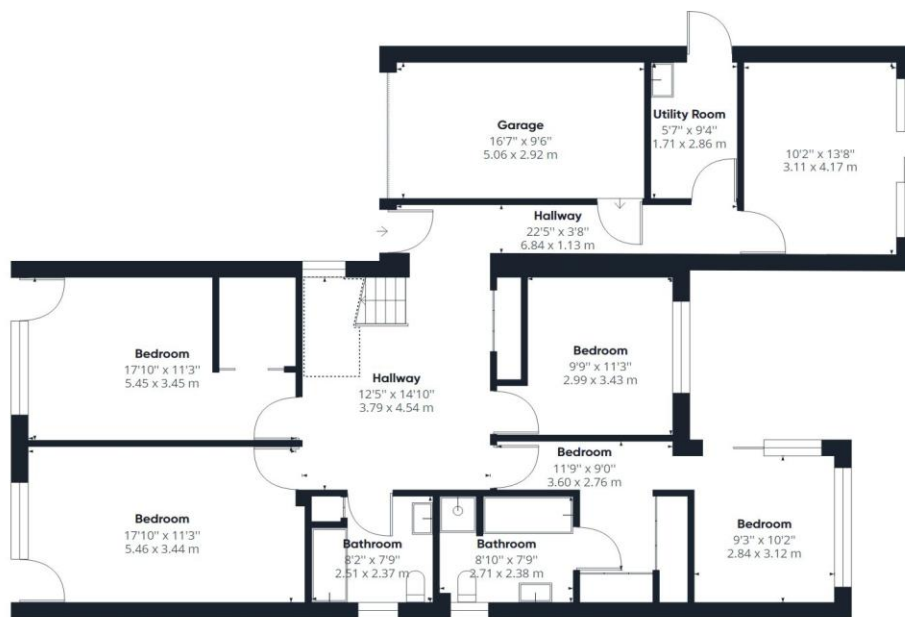
Finally, there is a gym/garden room which offers an excellent range of built in storage and has sliding patio doors giving direct garden access. A large skylight making it a wonderfully bright room.

Externally, a driveway to the front provides parking for several cars and leads to the integral garage which has an EV charging point adjacent. The remaining front gardens have been laid to lawn.

The rear gardens have a WSW orientation so are ideally orientated to capture the afternoon/evening sun. There is a good-sized lawn area and patio running across the full width of the property and accessible from both the master bedroom and garden room.

Finished with great attention to detail and fitted with all modern benefits to include a range of solar panels, this home is of exceptional quality and offers an extremely rare opportunity within the local market.





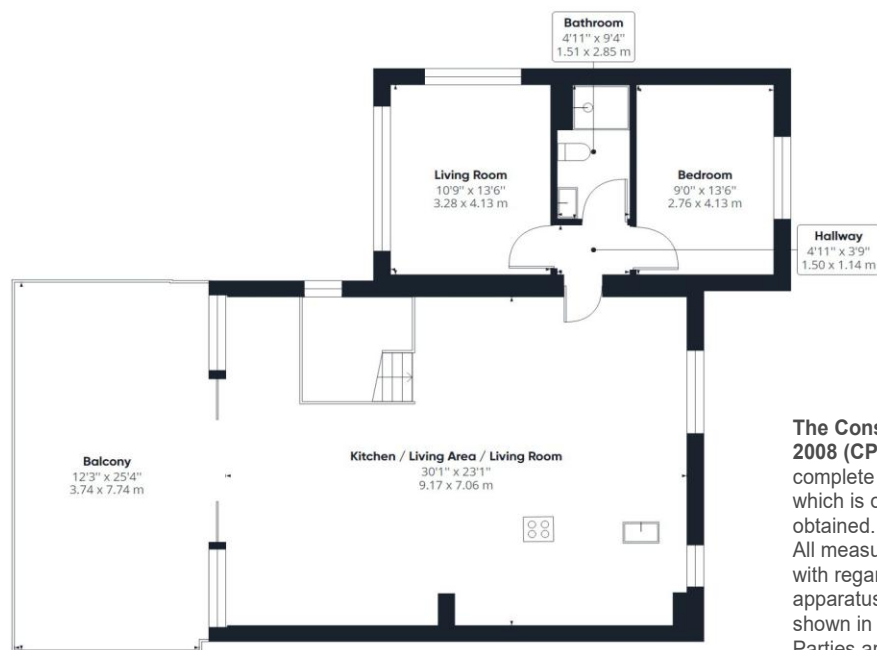
Ground Floor

Approximate total area⁽¹⁾

2532.79 ft²
235.30 m²

Reduced headroom

31.72 ft²
2.95 m²



Floor 1



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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