

61 Broadway, Hengistbury Head,
Bournemouth, Dorset, BH6 4EG

Guide Price
£1,100,000



Bedrooms



Living



Bathroom/Ensuite



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A spacious three storey home in a sought-after location!

THIS FINE DETACHED HOME IS SET WITHIN THE HIGHLY SOUGHT AFTER LOCATION OF HENGISTBURY HEAD AND OFFERS SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS. ALSO FEATURING A GENEROUS SOUTHERLY GARDEN IT IS ONE NOT TO BE MISSED!

Hengistbury head is a highly sought after location. Being close to areas of outstanding natural beauty, sandy bathing beaches and the River Stour, it's easy to understand why!

This fine detached home has been completely remodelled and extended in recent times under an architectural design which in our opinion makes it an attractive home both from the road and rear gardens.

The design also gives versatile accommodation, the first and second floors offering up to six bedrooms although one (or two) could comfortably be used as a home office or similar.

The master and second bedrooms are both served by en-suite shower rooms with the master also featuring a superb South facing balcony. There is also a family bathroom on the first floor and an additional WC on the second floor making for well-appointed bedroom accommodation.

On the ground floor, the main living space is arranged open plan. A great sized room offering plentiful lounge and dining space and featuring bi-folding doors leading to the rear gardens. There is also a recessed kitchen area with breakfast bar and an adjacent utility room offering space for washing and incorporating a ground floor WC facility.

In addition to this great room the property also offers a snug lounge overlooking the front of property. With double doors opening in to the main living space the two rooms can though be used as one when/if required giving the best of both worlds.

Whilst offering excellent internal accommodation the property also sits on a good-sized plot.

The front is fully enclosed by walling and railings with electrically operated gates opening in to sizeable and attractive brick paviour driveway which offers plentiful parking and leads to an integral single garage.

Benefitting from the perfect South-Westerly orientation and being of a generous size for the area, the rear gardens are a real feature of the home! They feature a newly laid patio abutting the rear of property, a hot tub with pergola over and expansive lawned areas with inset Palm trees. To the rear boundary there is also a work shop well fitted with power and light, and a wooden storage shed/summerhouse.

A fine home in a great location we strongly advise taking the opportunity of an internal viewing. Please call us to arrange your accompanied visit.

COUNCIL TAX BAND: E

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KEY POINTS

Sought after location

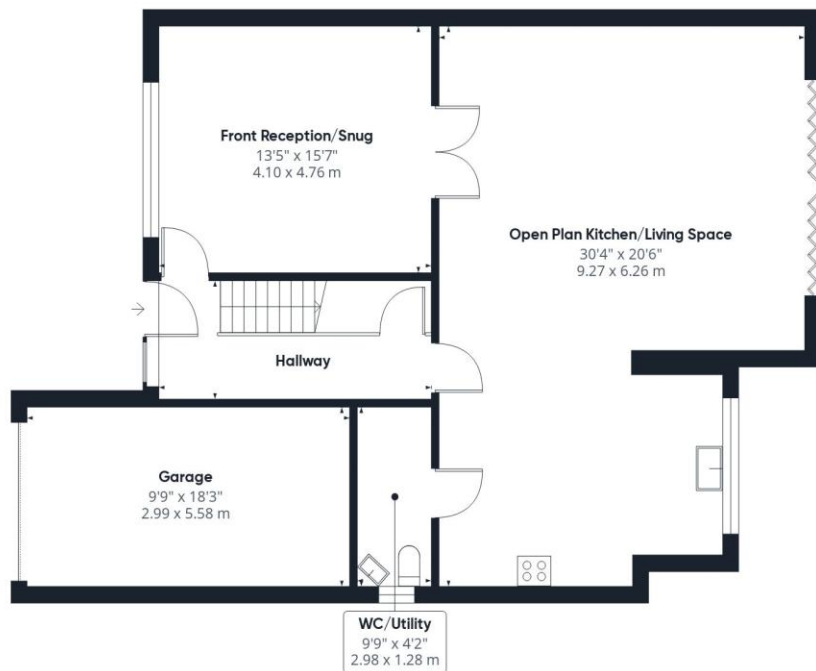
Generous South Westerly garden

Accommodation over 3 floors

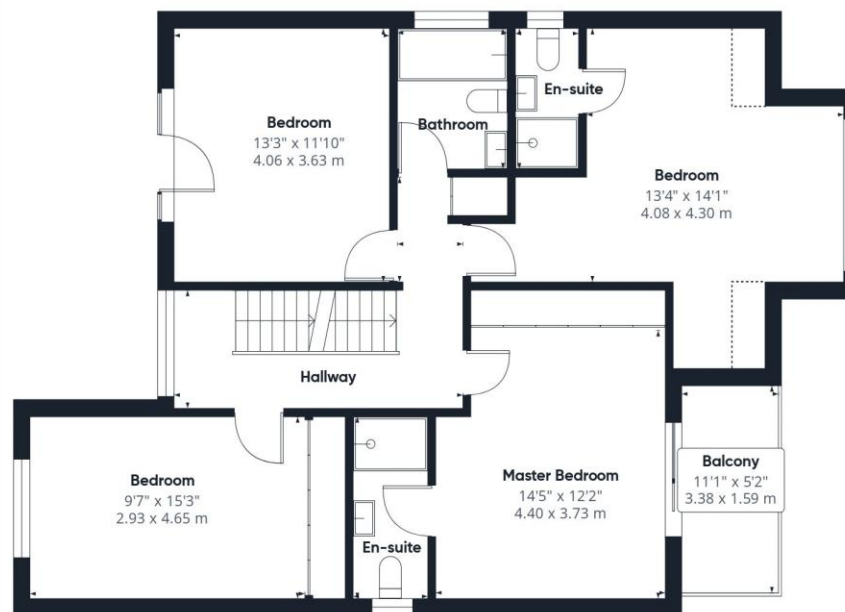
Plentiful parking and garage

Open plan living space

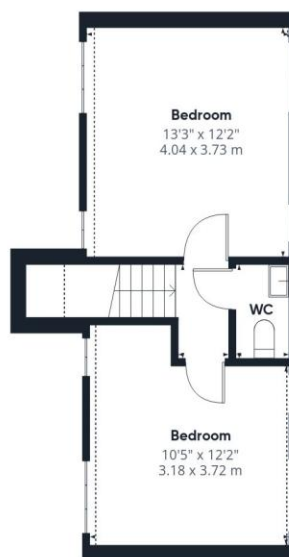
Up to 6 bedrooms



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2380 ft²
221.1 m²

Balconies and terraces

57 ft²
5.3 m²

Reduced headroom

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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