

40 Keswick Road, Bournemouth,  
Dorset BH5 1LR

Guide Price  
**£1,225,000**



Bedrooms



Living



Bathroom/Ensuite



Drive & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# This magnificent coastal home must be seen!

THIS STUNNING FULLY REMODELLED AND ARCHITECTUALLY DESIGNED HOME IS SUPERBLY LOCATED JUST MOMENTS FROM CLIFFTOPS AND THE GOLDEN SANDY BEACHES BENEATH. OFFERING 2800 SQ.FT OF LUXURIOUS ACCOMMODATION, VIEWING IS A MUST.

In recent years the property was completely remodelled, extended, and fully renovated and therefore offers magnificent accommodation perfect for modern day living.

It also boasts a host of modern conveniences such as zonal controlled underfloor heating on both floors, and an integrated speaker system running throughout the home. Air source heat pumps and solar panelling have also been installed making it an eco-friendly and efficient home.

The property is set behind electrically operated gates with a driveway offering secure parking and leading to a large integral garage.

Entering the home a generous hallway leads to all ground floor rooms with a return staircase leading to the first floor.

To the rear of the home there is a magnificent open plan living space which features three sets of bi-folding doors opening out to the side and rear gardens. The room offers plentiful space for a good range of lounge and dining room furniture and features a superbly fitted kitchen with a large island giving room for multiple stools. The kitchen comes with a range of integrated appliances and offers excellent storage, as well as a separate walk-in larder.

Internal bi-folding doors lead from the open plan space to a second reception room overlooking the front of the home with further bi-folding doors opening out to the side gardens. This room is currently arranged as a games room/gym but could equally make a large second lounge.

Accessed from an inner hallway the ground floor also offers a good-sized utility room and a generous shower room. The hallway also leads to a plant room and has a doorway leading to the integral 2 car garage.

First floor accommodation is served by a great sized landing which also has sliding doors leading out to the homes West facing balcony which extends almost the full width of the home, giving a glimpse of the nearby sea, and making a great place to soak up the late evening sun.

The luxurious master suite also has doors leading out to the balcony and features both a large walk-in wardrobe/dressing room and an en-suite shower room.

Bedrooms two and three make for great sized double rooms and are served by the family bathroom which has a large walk-in shower, and a full-sized bath.

The first floor also offers a home office/reading room with front and side aspect windows. This is a great addition to the home, but for those requiring a fourth bedroom, with some minor amendments and the installation of a door this space could be converted.

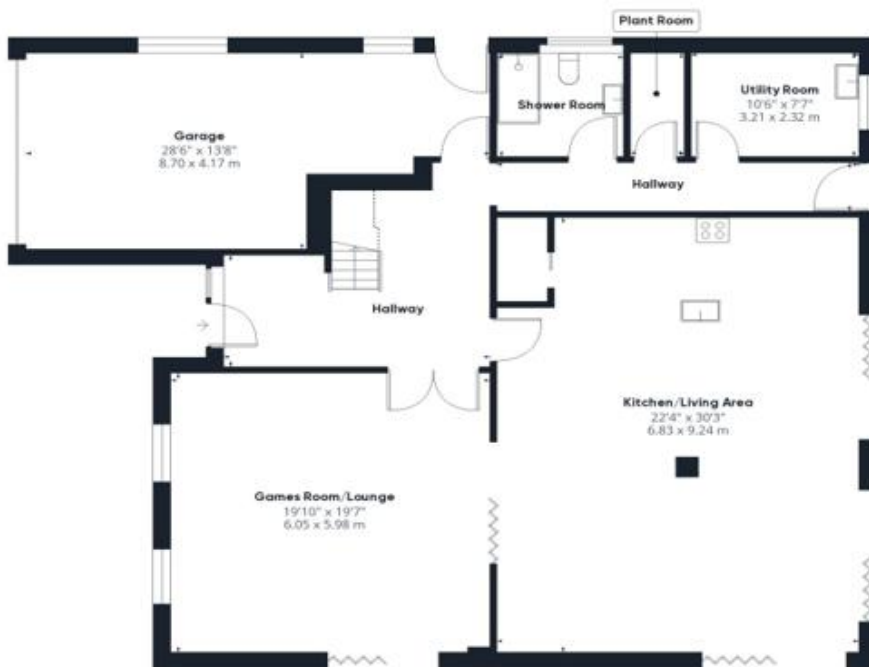
Gardens wrap around the side and rear of the home with patio areas abutting the living spaces and bi-folding doors. There is a central area of lawn bordered by a coastal themed rockery, and a large outbuilding/summerhouse with an adjoining storage shed.

This is a truly wonderful home in a highly sought-after coastal location, which simply must be seen. Please call us to arrange your inspection, we feel sure you won't be disappointed.



## KEY POINTS

Fully remodelled, luxury home  
Sought-after coastal position  
Stunning open plan living  
2<sup>nd</sup> reception/games room  
Three bath/shower rooms  
Two-car integral garage



**Ground Floor**



**Floor 1**

### Approximate total area<sup>(1)</sup>

2832.96 ft<sup>2</sup>

263.19 m<sup>2</sup>

### Balconies and terraces

273.62 ft<sup>2</sup>

25.42 m<sup>2</sup>

### Reduced headroom

48.38 ft<sup>2</sup>

4.5 m<sup>2</sup>

(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.

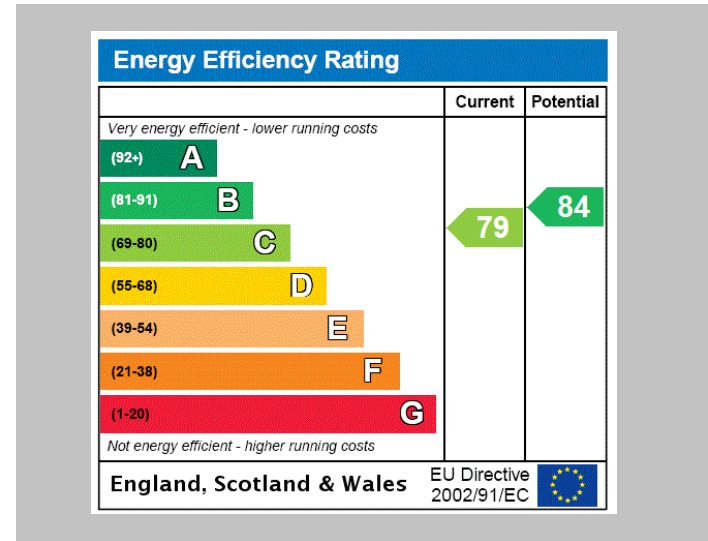
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# THE PROPERTY PROFESSIONALS

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