

1B Wildown Road, Hengistbury Head,  
Bournemouth, Dorset, BH6 4DP

Guide Price **£900,000**



Bedrooms



Living



Bathroom & Ensuite



Drive & Garage



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1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A spacious home within a highly sought after location!

THIS DETACHED HOME OFFERS OVER 1800 SQ. FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS AND IS WONDERFULLY LOCATED CLOSE TO HENGISTBURY HEAD AND THE AREAS SANDY BEACHES. IMMEDIATE VIEWING IS AVAILABLE!

Entering the property an entrance hall is nicely finished with wooden flooring and has doors leading to the main lounge/dining room and kitchen, plus a ground Floor WC located adjacent to the front entrance.

The lounge dining room offers plentiful room for a sizable dining table, and a good range of living furniture. It is again finished with wooden flooring to match the hall and features a stone fireplace and surround. A window overlooks the front aspect, and a set of glazed sliding doors lead to a sunroom.

Making for a very pleasant additional seating area, the sunroom has tiled flooring with underfloor heating, a vaulted ceiling, tilt and turn opening windows, and French doors leading out to the rear garden.

A separate kitchen overlooks and gives access out to the rear garden. It has been nicely finished featuring a range of high gloss kitchen units with contrasting working surfaces and a breakfast bar giving room for two stools. There are a range of Bosch appliances to include an induction hob with oven beneath, an eye level microwave, and an integrated dishwasher. Floors are fully tiled and there is space for an American style fridge/freezer.

Moving back to the hallway, a door beneath the stairs leads to a handy storage space, a further door from here then giving access to the integral garage, which is served by an up and over door, plus a personal door to the side. The garage houses the homes gas boiler and electric trip switches, also having plumbing in situ for a washing machine and tumble dryer. For purchasers seeking additional living space, we

believe the garage could be converted (subject to planning and building regulation approval).

The first floor offers four bedrooms, three of which make for excellent double rooms, the fourth making a generous single room. These are served by a fully tiled family bathroom which offers a full-sized bath with shower over.

The master bedroom comes complete with an extensive range of built in furniture/wardrobes and has an en-suite shower room which is fully tiled and features a large walk-in shower.

A return staircase with half landing leads up to the second floor where a landing leads to two further bedrooms and a spacious, fully tiled shower room. Both bedrooms and the landing have Velux windows giving glimpses over roof tops of the nearby coastline and Christchurch town centre. For those not requiring six bedrooms, this floor could comfortably be arranged as a luxury master suite/floor, or either room would make for an excellent study/home office.

Outside, front gardens are enclosed by low level walling and shrubbery. An attractive brick paviour driveway provides off road parking and leads to the garage, an adjoining area of shingle providing additional parking if required.

The rear garden has been arranged with multiple seating/patio areas to give a sunny seating area at most times of the day. There is a central area of lawn and an array of mature shrub beds giving a good deal of seclusion from neighbouring homes.

The property presents an excellent opportunity to purchase a home within a highly sought after location and is available for immediate viewing. Please call us to arrange your internal inspection.



## KEY POINTS

Excellent location

Accommodation over 3 floors

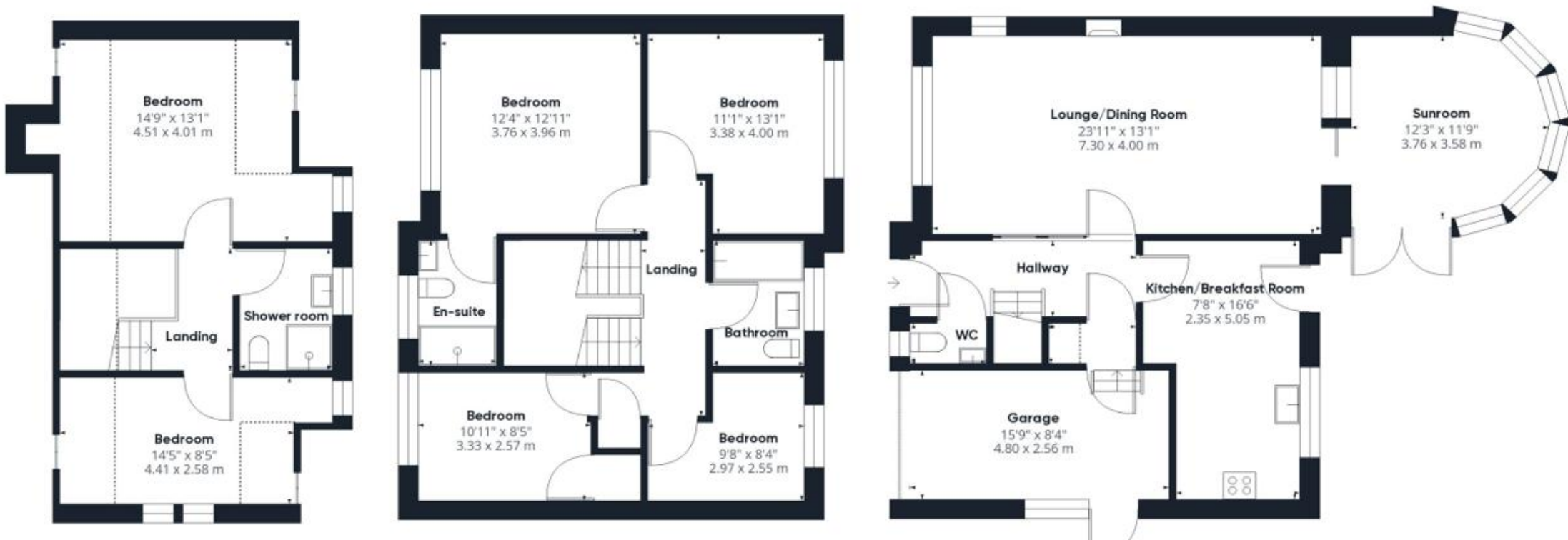
6 bedrooms

3 bathrooms

Lounge/Dining room

Sunroom

Integral garage



(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 are based on RICS IPMS 3C standard.

GIRAFFE360

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

1864.2 ft<sup>2</sup>

173.19 m<sup>2</sup>

**Reduced headroom**

1351.19 ft<sup>2</sup>

11.66 m<sup>2</sup>

**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.



# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            | 57                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (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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