

63 Harland Road, Hengistbury Head,  
Bournemouth, Dorset, BH6 4DW

Asking Price **£995,000**



4

Bedrooms



3

Living



2

Bathroom & Ensuite



\*

Driveway

EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A spacious and well located home with a great garden!

**THIS FOUR BEDROOM DETACHED HOME IS SET WITHIN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO SANDY BEACHES AT HENGISTBURY HEAD AND FEATURES A GENEROUS REAR GARDEN.**

Extended and remodelled in relatively recent years the property offers four well-proportioned bedrooms and flexible living accommodation making it ideal for families or those seeking a spacious coastal home.

Entering the property an attractive hallway leads to all reception areas and has a ground floor WC neatly tucked beneath a return staircase leading to the first floor.

The main living room features a log burner set within a stone fireplace and has floor to ceiling glazing overlooking the front whilst sliding glazed doors lead out to the kitchen/dining/day room.

Overlooking the front of property via a box bay window there is a flexible second reception room which is currently arranged as a hair salon, but has previously been used as an office and a children's playroom.

The kitchen/dining/day room is fully tiled and overlooks the rear gardens with a set of French doors giving direct garden access. There is plentiful space for a good-sized dining table and other furniture, and the kitchen area is well fitted with a range of high gloss units finished with stone working surfaces.

Accessed from the kitchen via a sliding pocket door there is also a utility room with space for a washing machine and tall standing fridge, also housing the gas boiler and having a door leading to the side of property.

All four bedrooms are set on the first floor and are served by a family bathroom which has a full-sized bath with shower over. The master bedroom also having an en-suite featuring a walk-in shower with wet floor.

Outside, a driveway to the front provides off road parking for several cars, the driveway then continuing down the side of property offering additional gated parking and/or storage. A single garage has been 'sub divided' to offer storage at the front and a home office to the rear which has sliding doors opening out to the rear garden.

The rear garden is a great size offering a large patio, a central area of lawn, and a working area of garden to include a greenhouse. To the rear boundary there is also a good-sized outbuilding offering a central garden room, a storage area/shed, and an outside kitchen. This is abutted by decking providing a sizeable seating area which captures sun for most of the day.

Homes in this location are always highly sought after and with this property having much to offer, we strongly advise early internal viewing.



## KEY POINTS

Close to beaches

Sizable rear garden

Four bedrooms

Plentiful parking

Flexible living accommodation

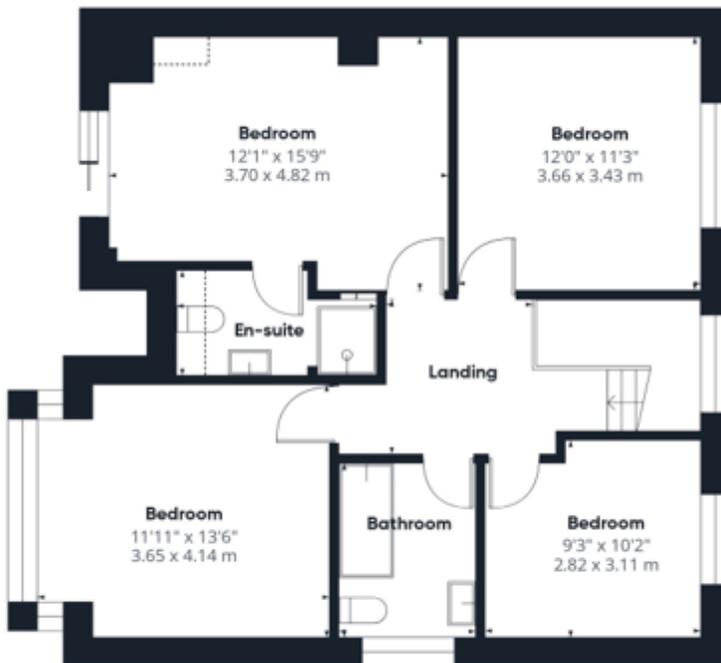
Modern throughout



Ground Floor

**Approximate total area<sup>(1)</sup>**  
1826 ft<sup>2</sup>  
169.7 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

Calculations reference the BCS 9PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**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.

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EPC TO FOLLOW

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