

274 Iford Lane, Southbourne,  
Bournemouth, Dorset, BH6 5NG

Asking Price **£750,000**



4

Bedrooms



1

Living



3

Bath/shower rooms



Driveway



EST  
1992

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# A superbly presented and flexible home with annexe potential!

This detached chalet style home is set on a raised and deceptively generous plot within a convenient location close to Tuckton high street, and just a short walk from wide open spaces at Iford Meadows.

The property offers spacious and flexible accommodation over two floors which is presented in excellent order throughout, with a clean contemporary finish balanced by practical family spaces. There is also excellent scope for multi-generational living or potential for home and income.

The home is centred around a magnificent open plan living, kitchen and dining space set to the rear. This impressive room has been designed to make the most of its southerly aspect, with extensive glazing, roof lights and bi-folding doors opening directly onto the rear garden. It offers clearly defined areas for cooking, dining and relaxing, whilst retaining a bright and sociable open plan feel complemented by polished tiled flooring and modern finishes.

The kitchen area is fitted with a comprehensive range of contemporary units finished with complimenting worksurfaces and a matching upstand, LED task lighting, and a range of integrated appliances. A large central island making the perfect place for casual dining.

To the front of the property there is a flexible suite of rooms which could be used as an integral part of the main accommodation or arranged as a self-contained annexe. This area includes a kitchen, shower room, store and studio/bedroom, making it suitable for an elderly relative, independent teenager or guest accommodation. This layout gives the property a particularly

versatile arrangement, which is likely to appeal to a wide range of buyers, including those seeking a home and income.

Further ground floor accommodation includes a spacious and welcoming entrance hall, a well-proportioned bedroom and a modern shower room which also houses the homes gas boiler and a washer/dryer.

On the first floor there are two further bedrooms, one benefitting from an en-suite bathroom, with the other giving access to a balcony providing a covered seating area and enjoying some views over the adjacent River Stour.

Externally, the property is set back and raised from the road with a double-parking bay set at road level. A driveway rises to the property and leads to both sides offering excellent storage spaces. The rear garden is a particular feature, enjoying a south Westerly aspect and offering a generous area for outdoor entertaining and family use. Sliding gates provide additional vehicular access into the garden from The Copse, giving further flexibility for those with multiple vehicles, trailers, boats or similar requirements. The garden includes a large, paved terrace adjoining the rear of the house, level lawn and established boundary planting.

Overall, this is a spacious and adaptable detached home offering excellent presentation, a superb open plan living area, a southerly rear garden and genuine flexibility for annexe-style accommodation. In 2021 our client also secured planning permission for a side extension which could give the home even more flexibility.



## KEY POINTS

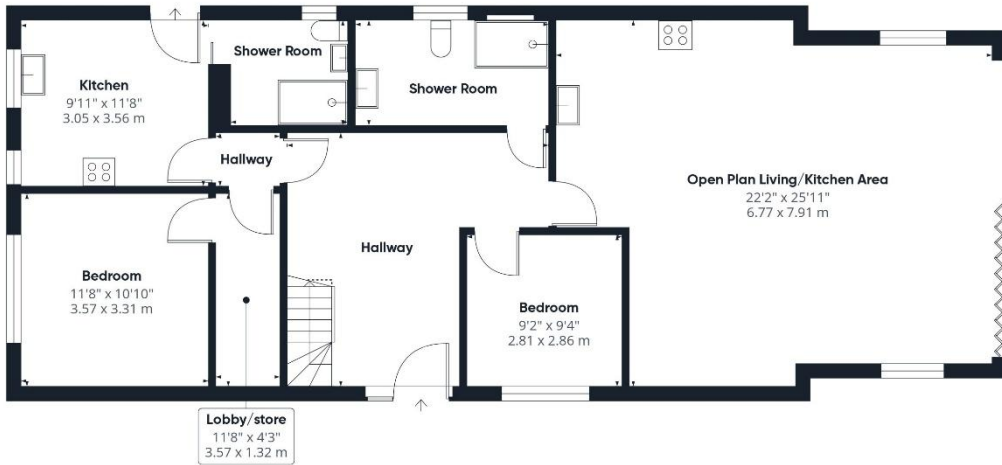
Superb presentation

Wonderful open plan living space

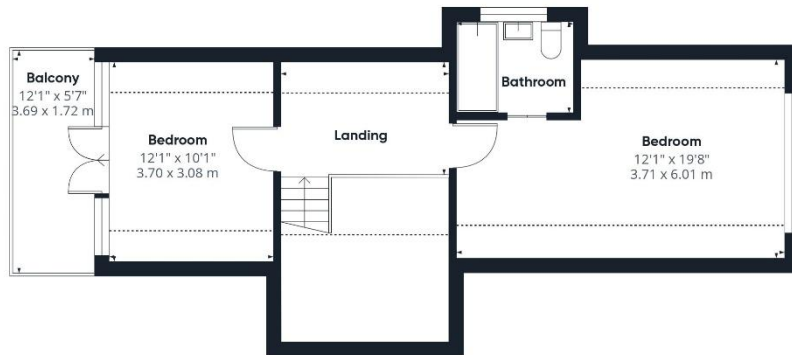
South Westerly rear garden

Flexible accommodation

Potential Annexe area



Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1657 ft<sup>2</sup>  
154 m<sup>2</sup>

**Balconies and terraces**

67 ft<sup>2</sup>  
6.2 m<sup>2</sup>

**Reduced headroom**

120 ft<sup>2</sup>  
11.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

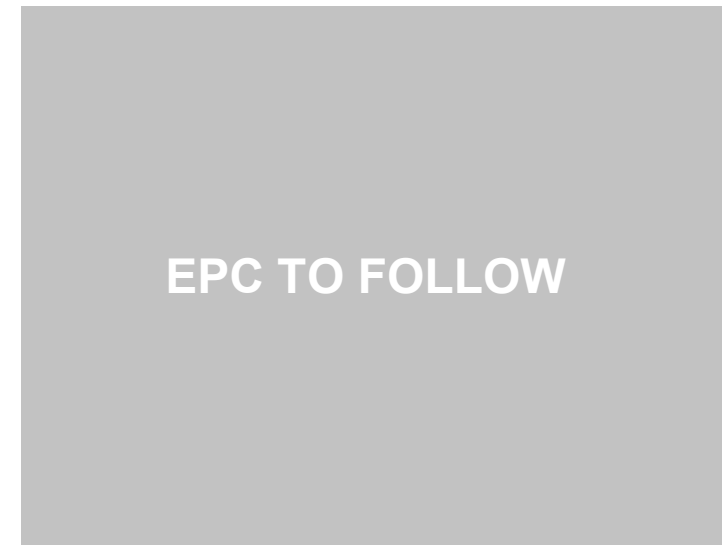
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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