



SOLENT ROAD, BOURNEMOUTH, BH6 4BP

Guide price £1,350,000



Arts and Crafts Style detached family home in the desirable area of Hengistbury Head, just a short walk from the beach. There is planning granted for a single storey detached annexe to be used by the family of the main dwelling.

This charming four-bedroom family home seamlessly combines period features with modern comfort. The front door features a beautiful round stained-glass window, which opens into a welcoming hallway.

The large dining room features a beautiful bay window that floods the space with natural light, while the spacious dual-aspect living room offers a cozy fireplace and double French doors that open onto the rear garden. Adjacent to the living room, the study provides additional garden access and built-in, floor-to-ceiling shelving, perfect for book lovers or a home office.

The kitchen is a true highlight, with its impressive brick wall, tiled ceramic stone flooring, and a central island unit offering ample workspace. This area flows seamlessly into an open-plan dining room with more French doors leading to the garden, creating an ideal space for entertaining. The home also includes a convenient utility room and separate pantry, featuring a reclaimed church door.

Upstairs, the master bedroom is a serene retreat, complete with a modern en-suite bathroom, built-in storage, a Juliette balcony, and a unique mezzanine viewing gallery with stunning views of Hengistbury head and Christchurch harbour. The other bedrooms include two well-sized doubles and a good-sized single room, all served by a stylish family bathroom with a roll-top island bath.

Outside the rear gardens have been beautifully designed with a large terrace running along the back of the house, there is also a summer house, storage shed and timber garage. For those who enjoy home produce there is a separate kitchen garden. To the front the driveway offers ample parking for several cars.



- Close to the beach
- 4 Bedroom family home
- Planning granted for an annexe
- En-Suite To Master Bedroom
- Kitchen breakfast room
- Utility room
- Separate Study
- Ground floor cloakroom
- Tenure: Freehold - EPC Rating: C - Council Tax Band: F





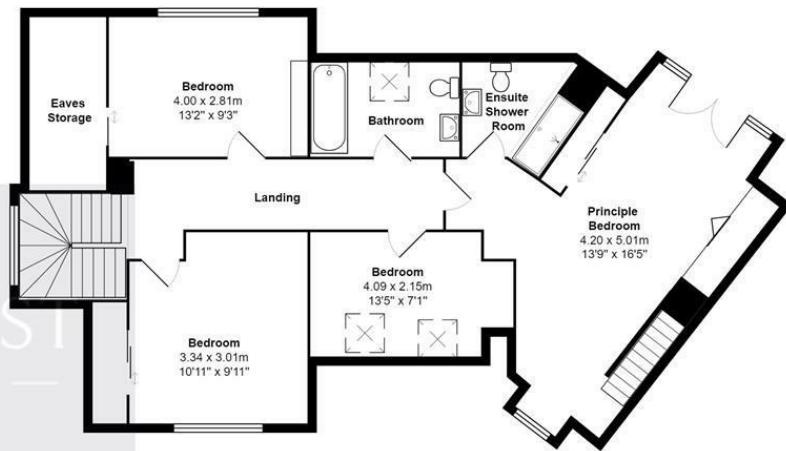
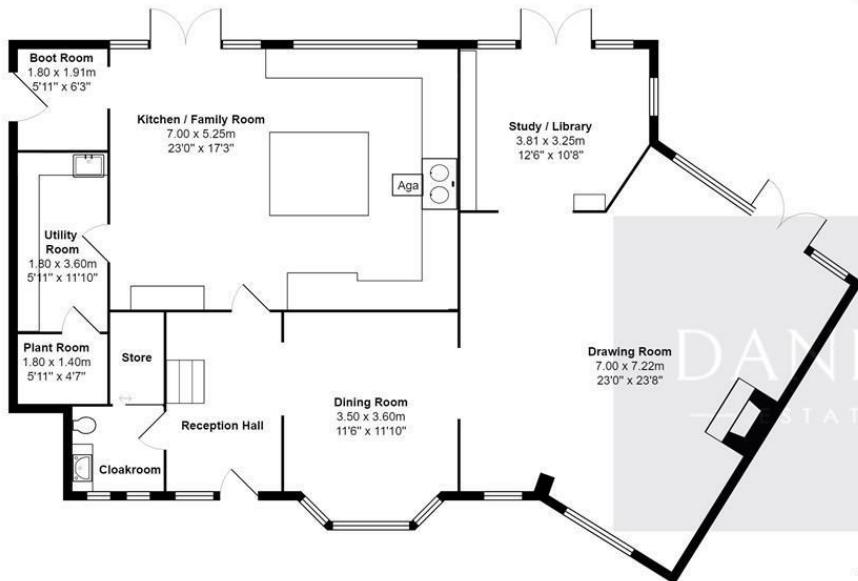
## Location

Located just a short distance from Southbourne Beach, this property offers the perfect spot to enjoy the seaside. Nearby, you can explore the beautiful River Stour and the historic Hengistbury Head, known for its breathtaking views, nature reserve, and scenic walking trails. Hengistbury Head also features the Hiker's Café and offers a walk to Mudeford Spit.

Local amenities include the popular Bistro on the Beach, with excellent food and stunning sea views, and the Riverside Bistro Pub, which has gardens along the river. A golf course is within walking distance from Solent Road.

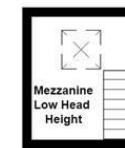
The property is conveniently located near the "Broadway" shops, offering a local store, and post office. Good schools are nearby, and Christchurch and Bournemouth railway stations provide direct links to London in just two hours.

Solent Road, Bournemouth, BH6 4BP



Total Area: 233.3 m<sup>2</sup> ... 2511 ft<sup>2</sup>

All measurements are approximate and for display purposes only







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