



4 Leaphill Road
Pokesdown
BH7 6LU

ASKING PRICE
£475,000

“A spacious 3/4 double bedroom, four bathroom detached family home with off road parking and garage backing onto Kings Park playing field.”

Winkworth

for every step...

ASKING PRICE £475,000

Open Plan Kitchen | Dining | Day room
Utility Room
Three/four Double Bedrooms
Two En-Suites
Family Bathroom
Attached Garage
Spacious Rear Garden
Off Road Parking

EPC: D | COUNCIL TAX: C | FREEHOLD

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Why Leaphill?

Leaphill Road is conveniently located close to local amenities, bus stops, Kings Park playing fields, AFC Bournemouth stadium and Pokesdown train station. It is also within catchment to excellent primary and secondary schools and a short distance to Southbourne high street. This spacious property offers versatile accommodation with 3/4 double bedrooms, 4 bathrooms, open plan kitchen / lounge or diner and separate lounge which can be use as bedroom 4 off road parking for several vehicles and a single garage.

The open plan kitchen/dining room has an integrated oven and hob with overhead extractor, deep pan draws and space for an American style fridge freezer. The central island provides further storage underneath and additional worktop counter

space. Double patio doors lead directly out to the rear garden with wooden laminate flooring throughout. The lounge area is carpeted and enjoys a feature fireplace. There is a separate utility room which houses the boiler with additional sink with space and plumbing for washing machine and an additional fridge freezer.

Also located on the ground floor is a shower room with single shower, wash hand basin, WC, heated ladder towel rail with fully tiled walls.

There are three bedrooms on the first floor, all double in size with bedroom one and two benefiting from generous sized en-suite shower rooms which include a single shower, wash hand basin, WC and heated ladder towel rail. The family bathroom has a 'p' shaped bath with overhead shower, wash hand basin and WC with fully tiled walls.





The fully enclosed rear garden enjoys a patio area ideal for summer dining with the remainder being laid to lawn. The front driveway has been paved to provide off road parking for several vehicles leading to a single garage which has doors to the front and rear making it accessible from the garden.

Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.

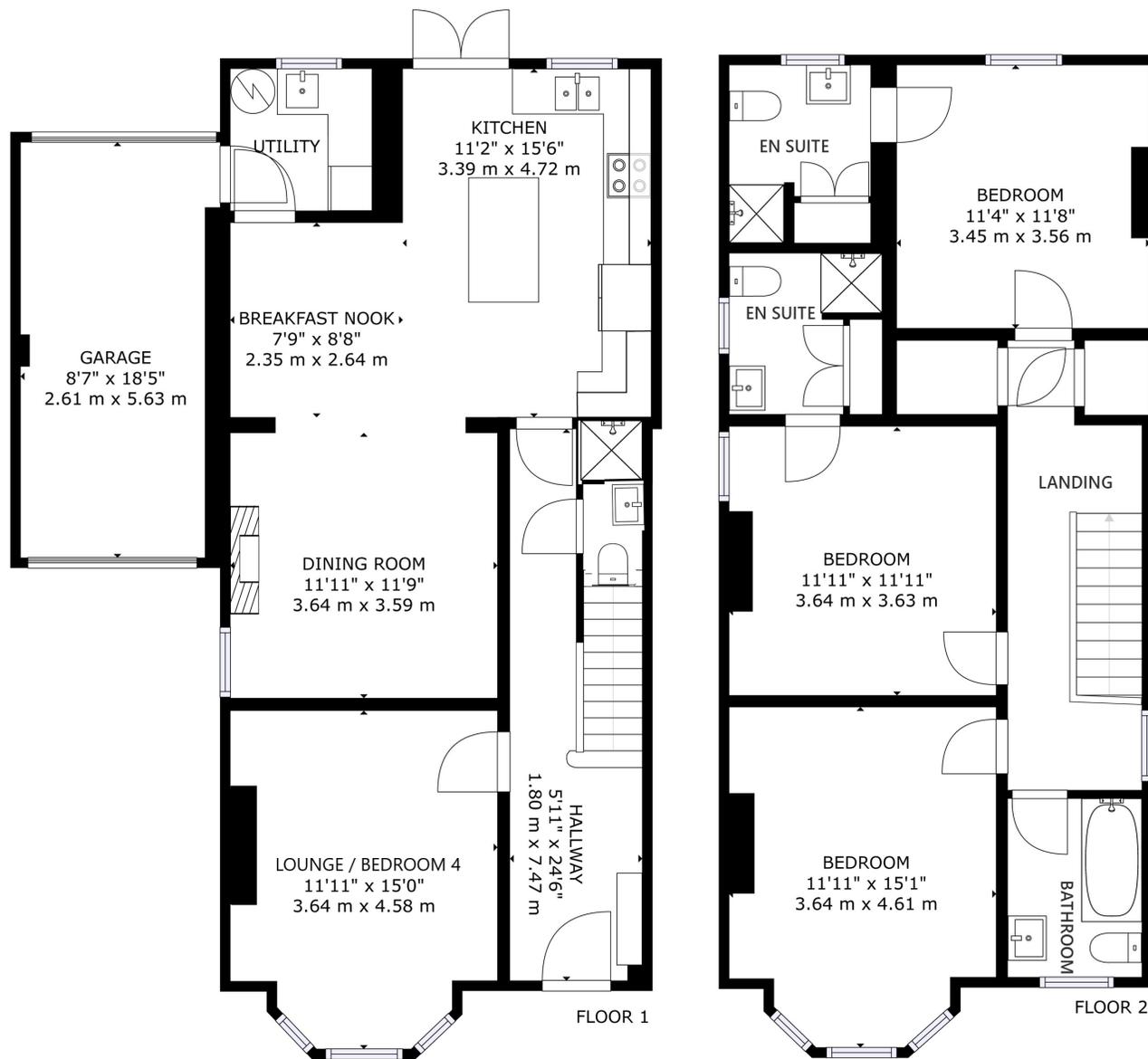




Pokesdown | Kings Park

Kings Park and its adjoining neighbour Pokesdown is home to the premier-ship team AFC Bournemouth. Many of the proper-ties in this area were built 1890's to 1900. It enjoys an athletics stadium, cricket pitch with a pavilion along with a skate park and play park for the little ones. There is also a large nursery for any green fingered enthusiasts. With good transport links, it is an ideal location for those that need to commute. The hustle and bustle of Southbourne high-street is just a short distance.





GROSS INTERNAL AREA
 FLOOR 1: 996 sq. ft, 93 m², FLOOR 2: 833 sq. ft, 77 m²
 TOTAL: 1829 sq. ft, 170 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”



for every step...