



43 HARBOUR ROAD  
HENGISTBURY HEAD  
BH6 4DE

GUIDE PRICE  
£950,000-£975,000  
FREEHOLD

“A stylishly presented  
five double bedroom  
detached family home  
in the heart of  
Hengistbury Head and  
a short distance to  
local amenities.”

**Winkworth**

for every step...

GUIDE PRICE £950,000-£975,000

Detached Family House  
Five Double Bedrooms  
Three Bathrooms  
Open plan Kitchen / Lounge / Diner  
Two Reception Rooms  
Large Rear Garden  
Off Road Parking  
Extended & Modernised

EPC: E | COUNCIL TAX: E | FREEHOLD

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## Why Harbour Road?

This exceptional family home offers over 2300 of flexible living space, situated in a sought-after location with views of Hengistbury Head and Christchurch Harbour.

The ground floor is well designed with a spacious formal lounge enjoying a large bay window and two porthole windows all fitted with modern shutters.

The open plan kitchen / diner leads through to the family room. The kitchen is fitted with shaker style units with wooden work tops and a range of integrated appliances. The dining area has ample space for a large dining set and is adjacent to the bifold doors which lead out to the decking area and rear garden.

The cosy family room has space for a large sofa along with a range of furniture. A downstairs Wc is situated off the hallway.

Moving to the first floor, you will find four double bedrooms, two of which benefit from ensuite bathrooms, whilst the stylish family bathroom services the remaining bedrooms as well as the loft room which has been converted to building regulations and provides versatile accommodation to use as a fifth bedroom, home office or play area.

The loft space has been stunningly designed to allow maximum versatility with a floor to ceiling window overlooking the rear garden as well as views of the harbour and Hengistbury head from the front aspect.

Step outside to the large rear garden, a perfect combination of a decked area with space for seating as well as a wide lawn space offering the perfect space for outdoor activities. There is also a converted garage.

The front of the home has ample space for several vehicles on the shingle driveway as well as a side access gate.



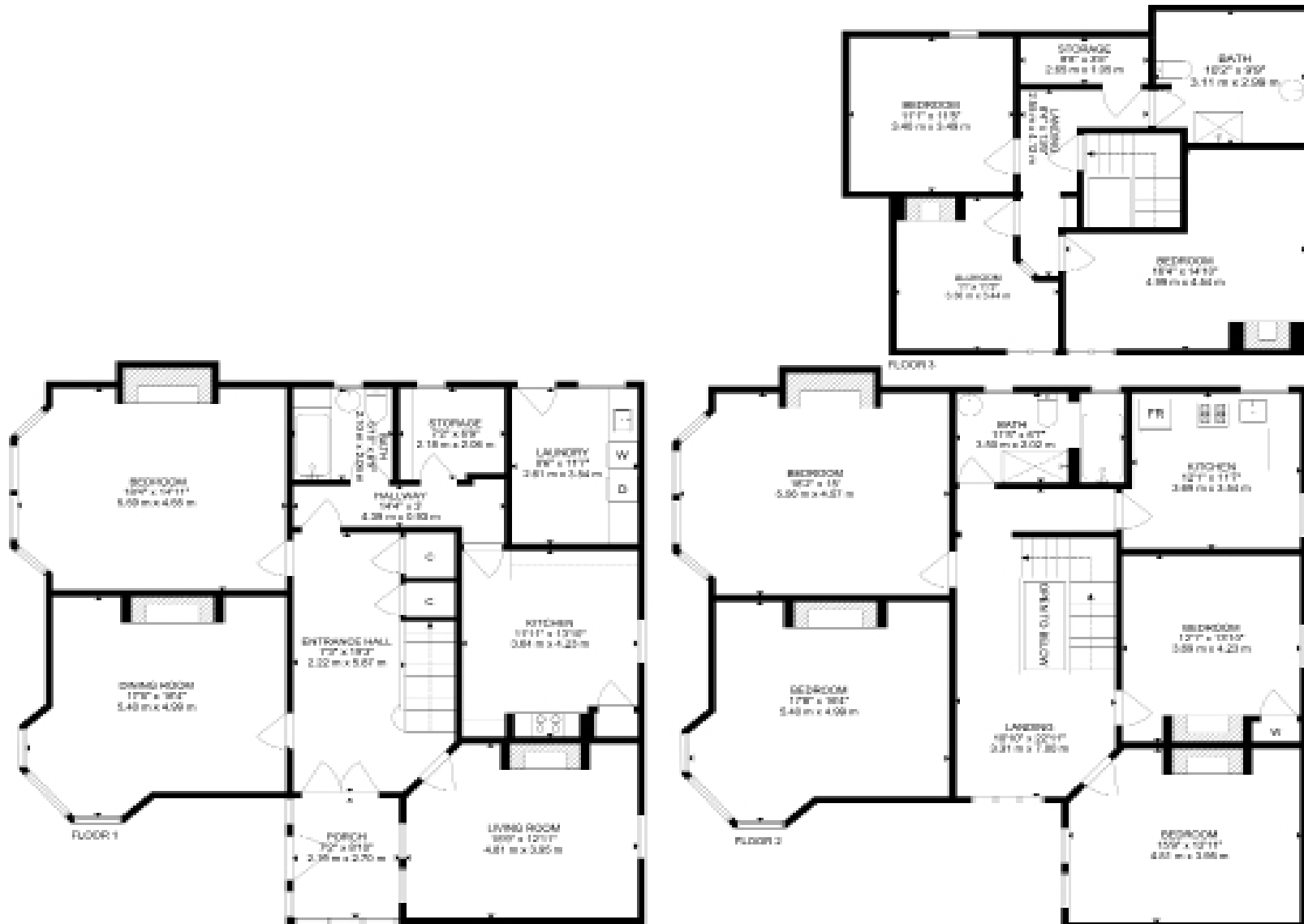
## Why Hengistbury Head?

Hengistbury Head is a fascinating place not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coastland but also for its internationally important archaeology and geology. Hengistbury Head has something for all the family from dog walks, picnics and even ride on the 'Noddy train' down to Mudeford spit! there is also a 9-hole, par 3 golf course for any budding golfers.









GROSS INTERNAL AREA:  
 FLOOR 1: 128 m<sup>2</sup>, 1377 SQ. FT., FLOOR 2: 128 m<sup>2</sup>, 1377 SQ. FT., FLOOR 3: 60 m<sup>2</sup>, 649 SQ. FT.  
 EXCLUDED AREAS: PORCH: 8 m<sup>2</sup>, 85 SQ. FT.  
 TOTAL: 316 m<sup>2</sup>, 3433 SQ. FT.  
 (SIZE 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.”

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