



2 WOLLSTONECRAFT  
ROAD  
BOURNEMOUTH  
BH5 1JQ

FREEHOLD  
GUIDE PRICE  
£1,700,000

“A magnificent, 8  
bedroom, Edwardian  
Manor house offering  
over 7000 sq. ft of  
accommodation, less  
than 300 meters to  
Southbourne cliff tops  
and beach.”

**Winkworth**

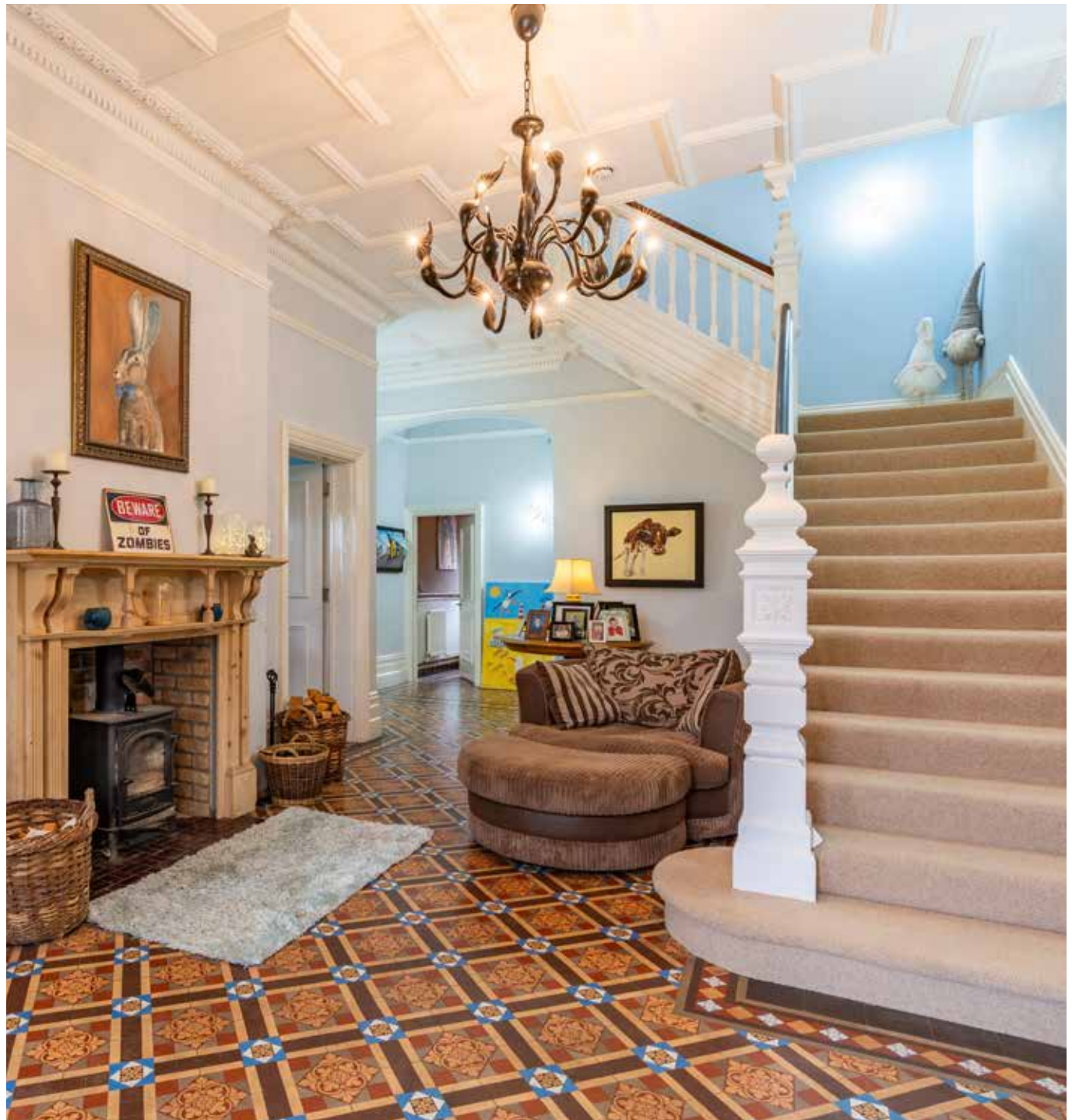
for every step...



GUIDE PRICE £1,700,000

Eight Bedrooms All With En-Suite  
South facing  
Extensively refurbished  
Close to cliff tops and beaches  
Spacious 43ft Lounge  
Nine Bathrooms  
Expansive Wrap-around Garden  
Exquisite Kitchen  
Off Road Parking

EPC | COUNCIL TAX: G | FREEHOLD  
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## Why Wollstonecraft Road?

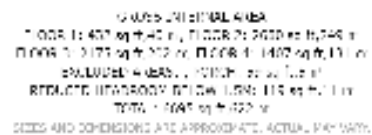
This impressive 8 Bedroom detached Victorian house sits in the heart of Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops which is home to miles of sandy beaches and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the clifftops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed! This unique property is less than 300 meters to the clifftops where you can admire the panoramic sea views. On entering the house there is an imposing reception hall with stunning tiled flooring and a full mantle and working log burner fire, a legacy of homes of the era which truly sets the tone for the rest of the property. The drawing room is exceptionally large at 43ft long with a dual aspect, flooding the room with natural light.

The kitchen is a bespoke Jane Cheel design exclusively for this home and has been expertly fitted by Kitchen Elegance. The contemporary, framed shaker style cabinetry is complimented wonderful-



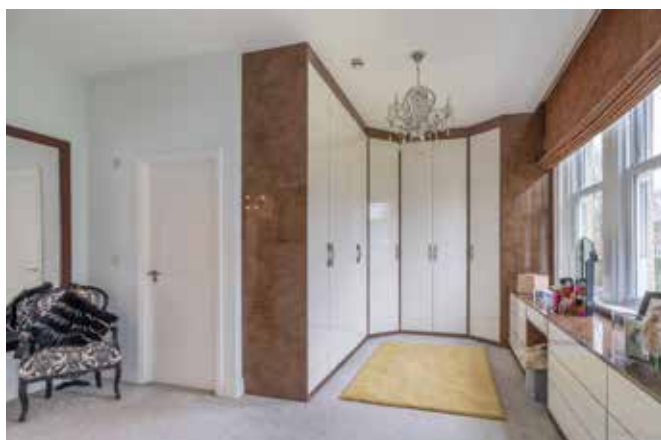






DISCLAIMER:

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 don't 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.



ly by the Cosmic Gold granite counter tops. NEFF double ovens and a ceramic hob sit under the custom-built extractor hood. The island features the same cabinetry and houses an integrated Neff dishwasher and Caple temperature-controlled wine fridge. The ceramic sink is sunk down into the granite work top and has a Quooker instant boiling water tap. The wall separating the kitchen and dining room has been shortened at either end maintaining an open flow. The formal dining and entertaining area benefits from French doors leading out on to the grounds and terrace. A large sky light gives the room a bright and airy feel. To the rear of the kitchen is a large pantry cupboard and the corridor which runs along the rear of the home also has a separate chefs prep kitchen, laundry room and a boot room with fitted storage in a wonderful teak wood built in.

To the other end of the expansive island is a raised glass tabletop ideal for casual dining and evening cocktails.

The residence has eight superb bedroom suites along with vast reception rooms boasting notably high ceilings with the original crown mouldings wonderfully maintained. A truly incredible 28ft kitchen/dining space opens out on to the estate, together with a converted basement which is currently used as a family games room but would also make for excellent gym facilities.







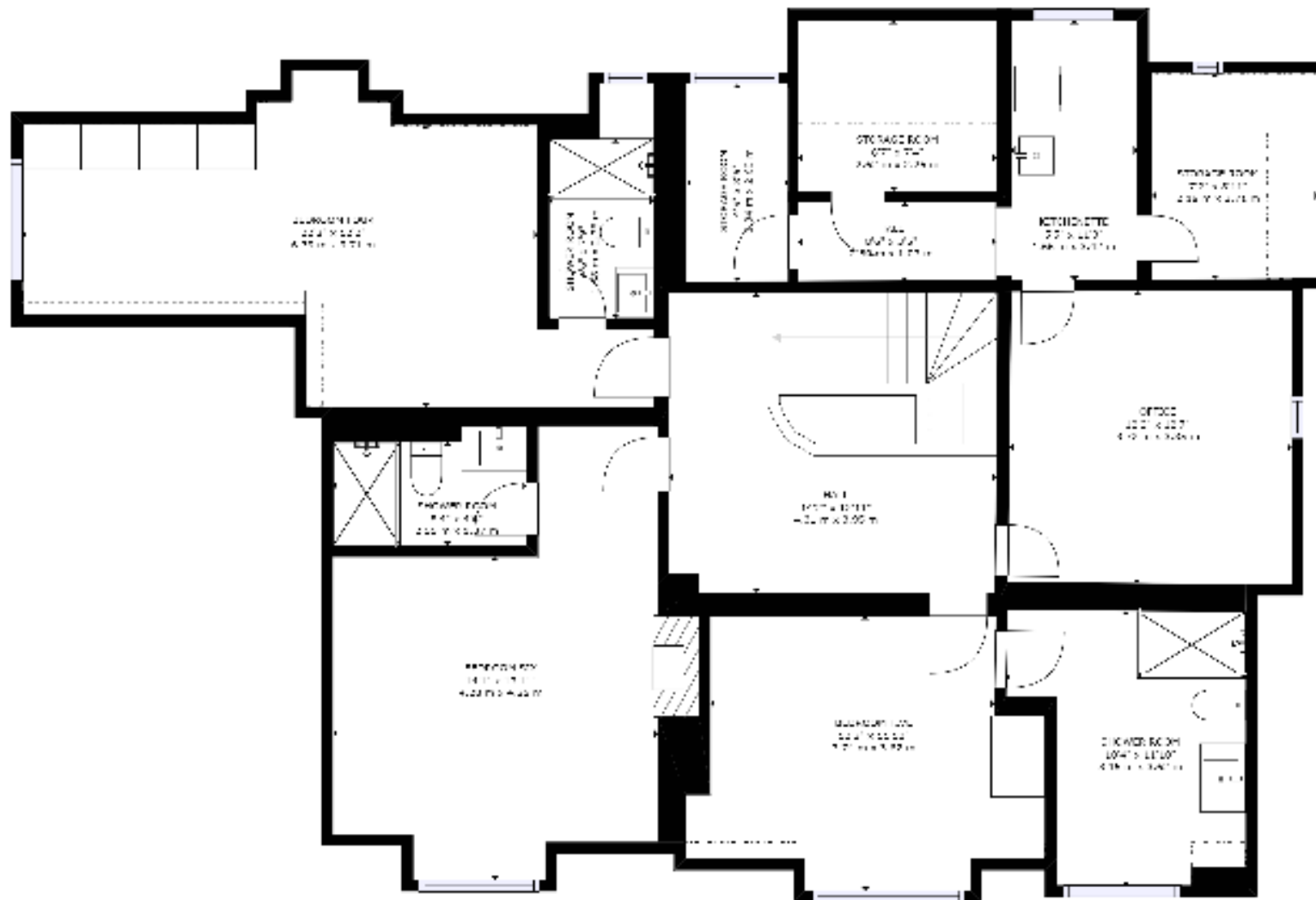


Renovated only a few years ago to a magnificent standard, the manor is made up of beautifully landscaped gardens, extensive terracing and a large custom built wooden gazebo for outdoors entertaining with ample space to add a heated swimming pool (planning permission previously granted) and further scope to expand subject to permissions.

Amble down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of cafés, bars and restaurants to take in along the way.







TO VIEW THE ENTIRE FLOOR PLAN  
 FLOOR 1: 457 sq ft (42 sq m), FLOOR 2: 267 sq ft (24.8 sq m)  
 FLOOR 3: 317 sq ft (29.4 sq m), FLOOR 4: 1487 sq ft (137 sq m)  
 EXCLUDED: 4 sq ft (0.37 sq m) of area  
 REDUCED: 114 sq ft (10.6 sq m) of area  
 TOTAL: 1,947 sq ft (180.8 sq m)  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 1

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

**Winkworth**

for every step...