



10 BEAUCHAMPS  
GARDENS  
BH7 7JE

FREEHOLD  
ASKING PRICE  
£550,000

“A four bedroom,  
two bathroom,  
detached family home,  
set in a sought after  
location close to JP  
Morgan and the Royal  
Bournemouth Hospital  
with off road parking  
for four vehicles”

**Winkworth**

for every step...



ASKING PRICE £550,000

Four Bedrooms  
Two Bathrooms  
Extended Kitchen / Breakfast Room  
Block Paved Driveway For Four Vehicles  
Summerhouse  
Conservatory  
Cul De Sac Location

EPC: C | COUNCIL TAX: C | FREEHOLD  
01202 434365  
[southbourne@winkworth.co.uk](mailto:southbourne@winkworth.co.uk)







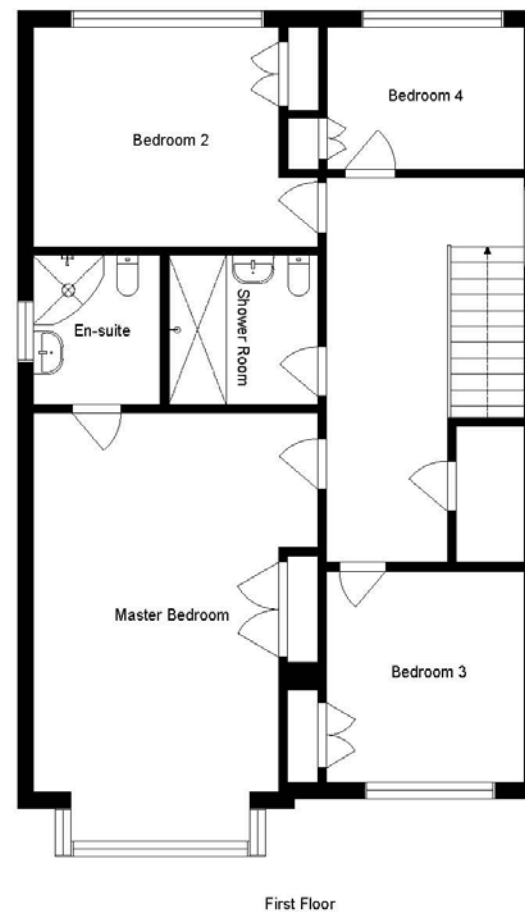
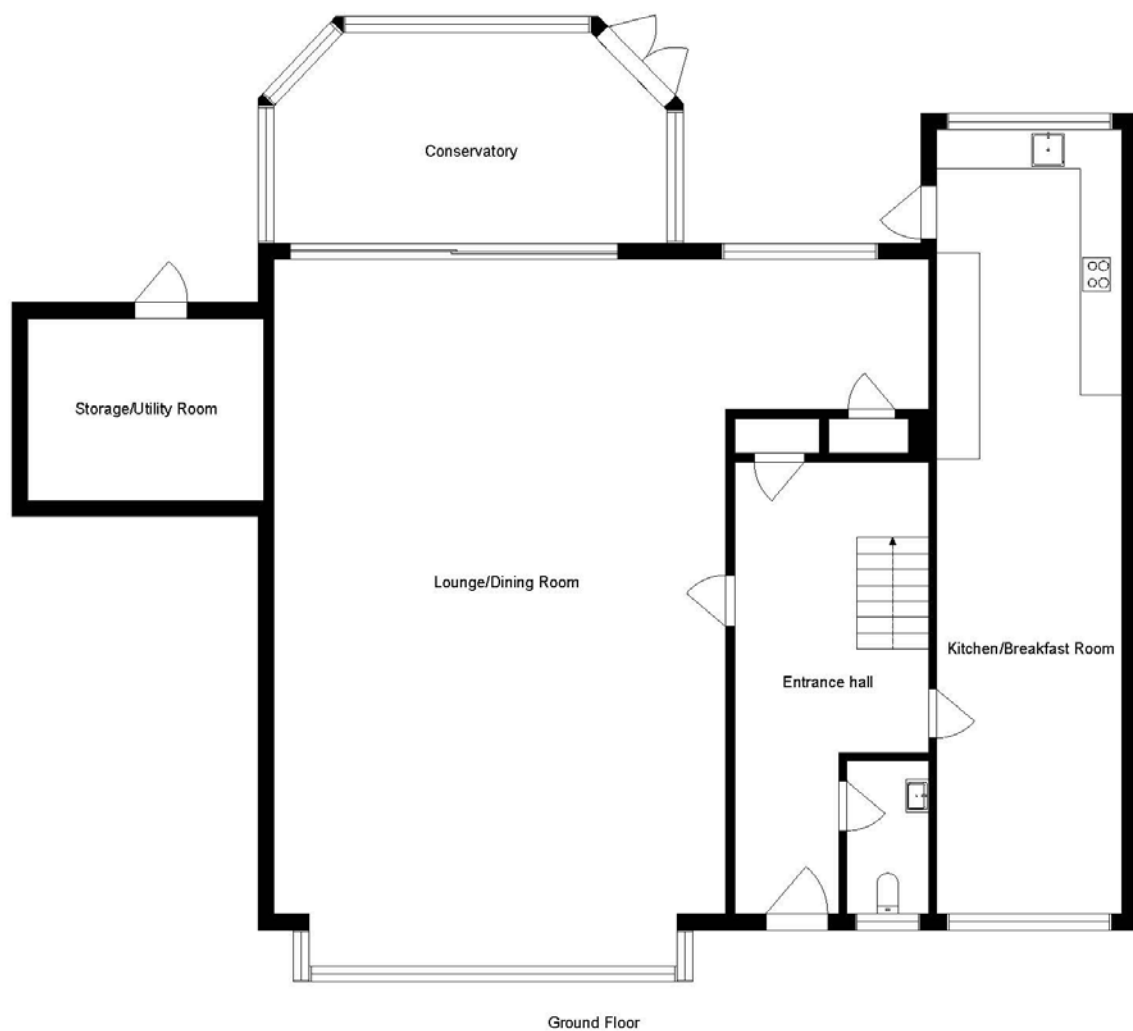
## Why Beauchamps Gardens?

Beauchamps Gardens is a quiet cul de sac, enjoying a convenient location nestled in the heart of the Littledown estate. Littledown is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It also has excellent primary and secondary schools making this a very family friendly area. Southbourne high street is approximately two miles away offering a range of independent cafés, bars, restaurants and shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This four bedroom family home has been extended to include a 10 metre kitchen / dining room. The kitchen area is well equipped with a range of cupboards and space and plumbing for washing machine and fridge freezer. The L-shape lounge dining room leads out to the conservatory which provides direct access to the rear garden. There is also a ground floor wc.

There are four bedrooms on the first floor with the primary benefiting from an en-suite shower room. The family bathroom includes a bath, wash hand basin and wc. Outside, the secluded rear garden enjoys a patio area ideal for al fresco dining and a pergola with further seating. The remainder is laid to lawn leading to a large summer house. The front of the property is block paved providing off road parking for four vehicles.





#### 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.





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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**

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