



60 Newstead Road
Southbourne, BH6 3HL
ASKING PRICE - £875,000

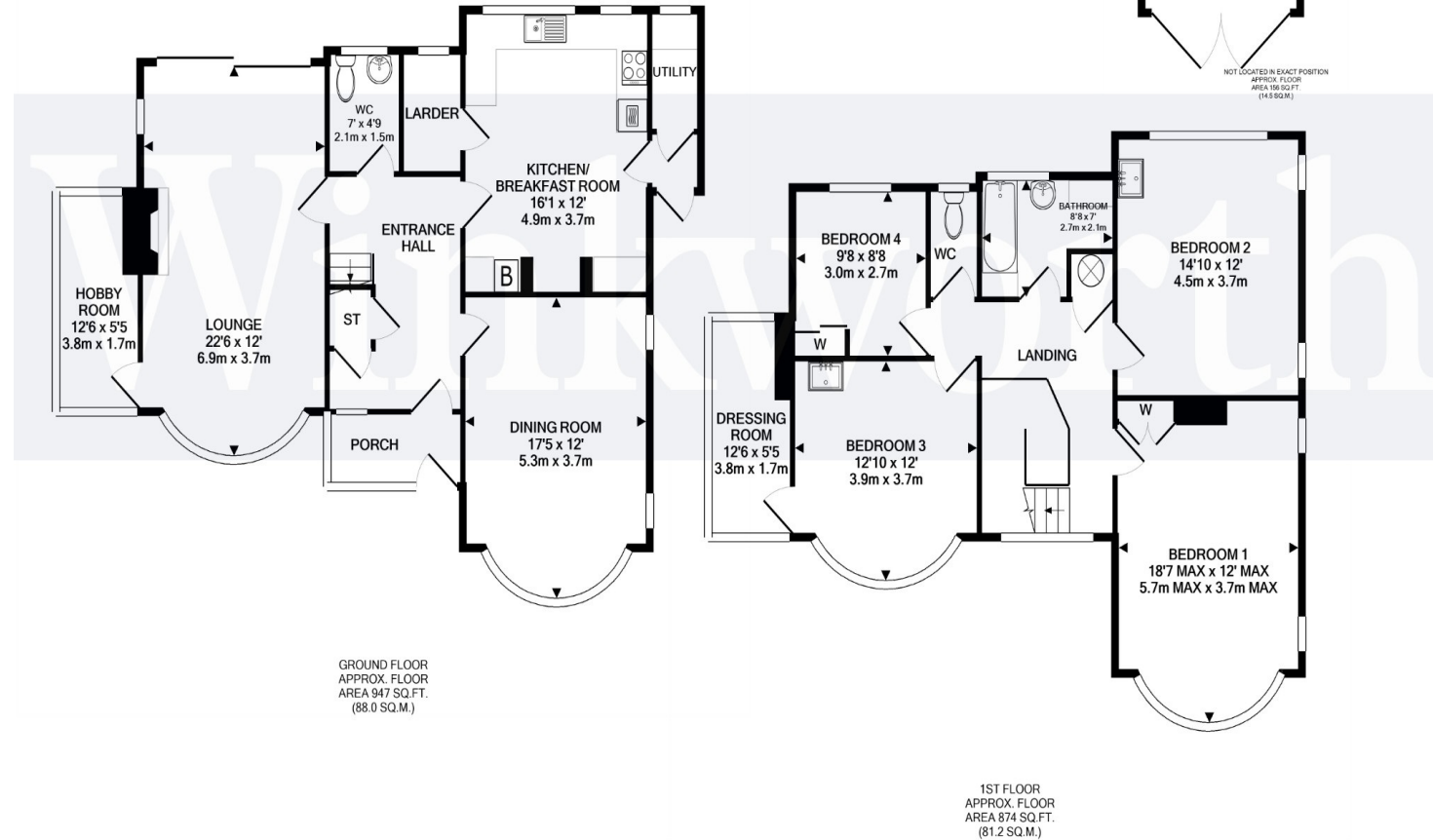
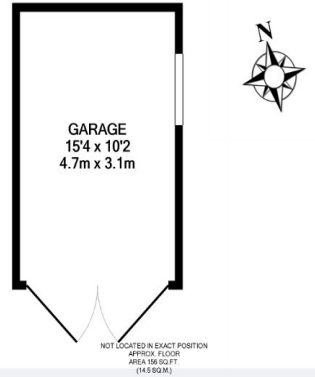
Winkworth



TOTAL APPROX. FLOOR AREA 1977 SQ.FT. (183.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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01202 434365 | southbourne@winkworth.co.uk

A beautifully presented four bedroom family home with spacious rooms and high ceilings and a beautiful and secluded rear garden. Situated on a peaceful road in Southbourne

An absolute must see, this property has been lovingly maintained and updated by the current owners whilst still retaining many of its original 1930's character features. Two of the features you will notice are the high ceilings and the original stained glass front door as you enter the porch and into the grand entrance hall with its traditional half turn stairway and large gallery window. A convenient understairs storage cupboard and a large w/c and cloakroom can also be found from the hallway.

The spacious kitchen has cream shaker style units at base and eye level and a range of appliances, there is a side return which provides access to the additional utility room which is ideal for housing the washer / dryer. Additionally, there is a large walk-in larder cupboard which provides further storage. There is also ample space for a large kitchen table. The formal dining room is situated at the front of the house and has a large curved, south facing bay window which allows natural light to fill the room. The sizeable lounge has the same large bay to the front and sliding doors at the opposite end which lead directly to the rear garden. The lounge also has a truly unique feature in the form of an annexe to the side which was part of the original build and would be an excellent study or hobby room.

The first floor has four double bedrooms, bedroom one is a bright and airy double and is the largest of the rooms and has a curved bay window, bedroom two is another large double, dual aspect room with a sink in the corner and a beautiful view of the rear garden, bedroom three is unique in itself with it being a double and it also boasts the annexe to the side which could be used as a walk in wardrobe or converted into an en-suite. Bedroom four is a smaller double overlooking the rear aspect. The family bathroom is partly tiled with a shower over the full-size bathtub and a sink, there is a separate w/c next door and a large airing cupboard.

The loft has been partially boarded and has potential to be converted STTP. Outside the property has a charming kerb appeal with a beautiful front garden with a side path leading directly to the front door and a paved driveway to the other side which provides off road parking for several vehicles and leads to a double gate which accesses the rear garden and detached garage.

The rear garden is stunningly manicured and has a variety of shrubs and trees amongst flower beds and a small vegetable patch. The large lawn area is accessed from the lounge, the garden is sunny and well secluded. There is also a storage shed and a greenhouse.





LOCATION

Southbourne is located on the south-east suburb of Bournemouth and neighbours both Christchurch and Boscombe. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars. Southbourne itself enjoys the award-winning blue flag sandy beaches with a level walk promenade extending from Hengistbury Head through to Sandbanks.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Winkworth Southbourne

29 Southbourne Grove, Bournemouth, Dorset, BH6 3QT

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winkworth.co.uk/southbourne

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