



20 BROADWAY
HENGISTBURY HEAD
BH6 4HF

OFFERS IN EXCESS
£600,000
FREEHOLD

“A four bedroom,
three reception room
detached character
family home on a large
corner plot with scope
to extend and
modernise STPP in the
enviable Hengistbury
Head.”

Winkworth

for every step...

OFFERS IN EXCESS- £600,000

Four Bedrooms
Kitchen & Pantry
194sqft Lounge
Expansive Rear Garden
Two Reception Rooms
Character Features
Off Road Parking
450m To Christchurch River
Excellent School Catchments For All Ages

EPC: TBC | COUNCIL TAX: E | FREEHOLD |
01202 434365
southbourne@winkworth.co.uk





Why Broadway?

Broadway is set within the sought after Hengistbury Head which a parade of local convenience shops and bus routes. The picturesque Wick village is located nearby where you can take a stroll along the Stour River through to Tuckton where you can enjoy a coffee or an ice cream in the tea gardens whilst admiring the views over to the Priory in Christchurch.

This four bedroom, three reception room detached family home has scope to modernise and extend STTP providing the ideal opportunity for anyone looking to create their dream home. The property oozes charm and character with wooden beams running throughout the entrance hall, dining room and lounge which enjoys a dual aspect flooding the room with natural light and an original character feature fireplace. A box bay

with double doors provide direct access to the rear garden. The kitchen could easily be knocked through to the dining room to create a modern kitchen / dining / day room.

Located on the first floor are four bedrooms, two of which still retain the original fireplaces while bedroom one further enjoys a dual aspect and double doors that lead onto a balcony where you can enjoy the views of the extensive rear garden. All bedroom are serviced by the family bathroom with separate WC.

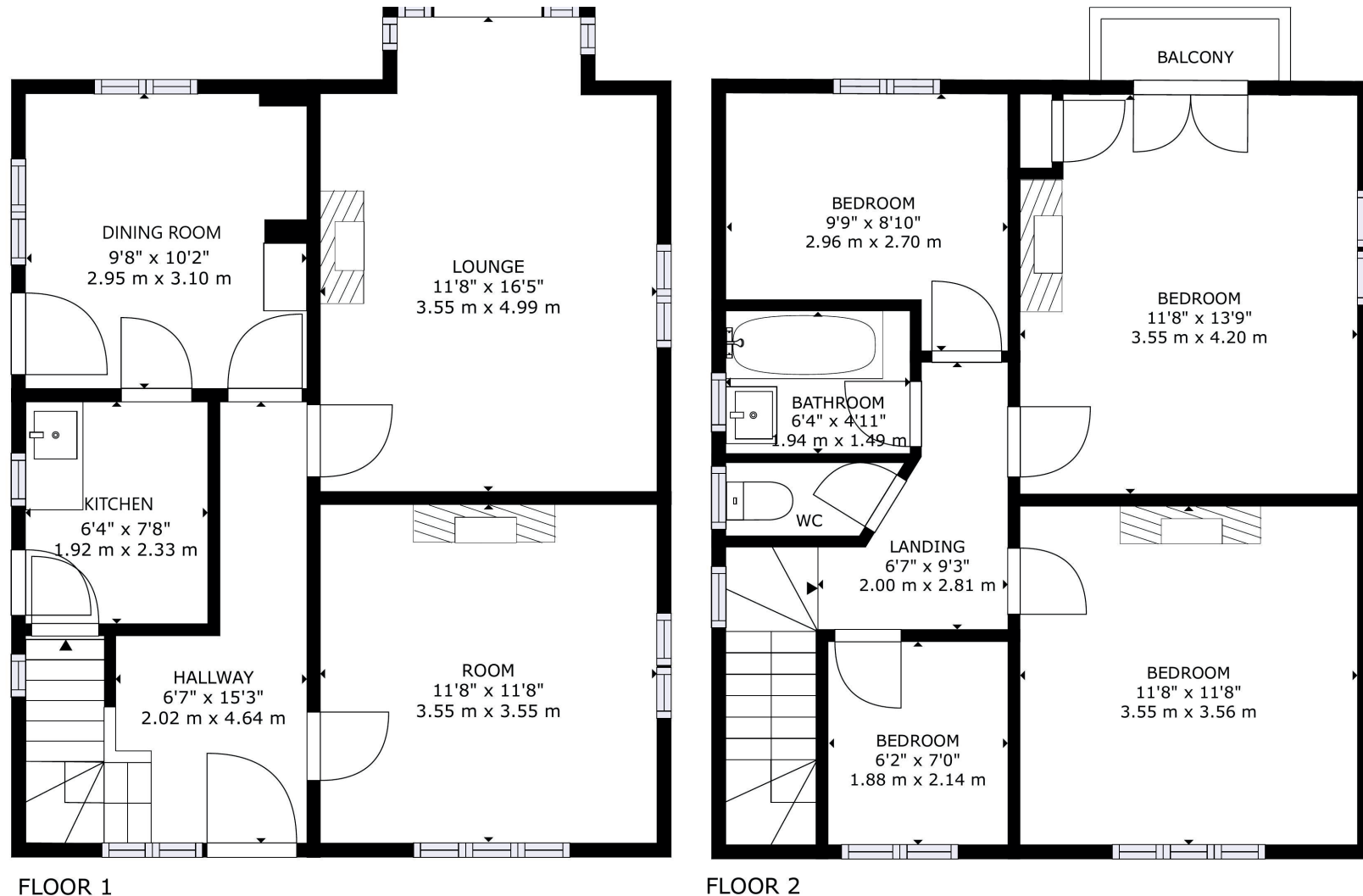
The wrap around garden provides a good degree of seclusion with mature trees and shrubs adorning the borders. The garage is accessed via Springfield Avenue, a large wooden gate opens to provide off road parking for several vehicles leading to a wooden structure. To the front of the property, a crazy paving pathway leads to an open porch with solid wood character front door



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: 581 sq. ft, 54 m², FLOOR 2: 566 sq. ft, 53 m²
 EXCLUDED AREAS: , BALCONY: 14 sq. ft, 1 m²
 TOTAL: 1147 sq. ft, 107 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.



Winkworth



Ariana Woolrych

awoolrych@winkworth.co.uk

07918 932490

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“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.”

Winkworth

for every step...