



34 Ravine Road

Boscombe Manor / Portman Estate

BH5 2DU

O.I.E.O £1,150,000

Winkworth





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A beautifully presented, arts and crafts style residence located in a prime position, just steps from the cliff top with 2985 sqft of flexible living space.

This highly unique property has an incredible 28ft lounge complete with the original inglenook fireplace and beamed ceilings. The spacious kitchen has been extended and modernised to a high-spec, including quartz work tops, built in ovens and microwave and a breakfast bar. There is ample space for a kitchen table. The formal dining room also features an inglenook fireplace, and an additional reception room benefits from a separate shower room offering multi use space.

The magnificent staircase guides you to the first floor where the large landing area leads to four double bedrooms and the stunning family bathroom. This has been remodeled with a standalone, over size bathtub, walk in shower and beautiful tiling which creates a stylish environment in which to relax.

The largest of the bedrooms has a range of built-in wardrobes and drawers and boasts sea views. The spacious en-suite has been modernised. The other three bedrooms are also double rooms, and one benefits from another modern en-suite shower room.

On the top floor you will find sizable guest room with en-suite shower room.

The accommodation is well-planned, light, spacious and adaptable in its layout, and includes features such as a glazed conservatory to the rear.

The expansive rear garden is accessed via the conservatory or kitchen and is wonderfully secluded by a range of mature trees and shrubs. There are multiple areas which allow you to follow the sun throughout the day, including two paved patio areas and the ornamental pond creates a tranquil environment. The attached garage can be accessed from the front or rear of the property. There is off road parking for several vehicles via the in/out driveway.

Merewood is situated less than 100m from the cliff top zig zag, leading down to Southbourne's golden sandy beach and is also a short level walk to Southbourne's vibrant high street.



Cliff Top Location | Sea Views | Modern Kitchen | Five Bathrooms | Expansive Garden | Ample
Off Road Parking | Garage

Freehold | EPC: TBC | Council Tax: F



GROSS INTERNAL AREA
FLOOR 1: 1399 sq. ft, 130 m², FLOOR 2: 1296 sq. ft, 120 m²
FLOOR 3: 290 sq. ft, 27 m², EXCLUDED AREAS:
CONSERVATORY: 143 sq. ft, 13 m²
TOTAL: 2985 sq. ft, 277 m²





Boscombe Manor / Portman Estate is a highly sought after location within a short distance of the award winning blue flag sandy beaches which provide a level walk promenade extending from Hengistbury Head through to Sandbanks. The area enjoys its own shopping experience with the main high street offering a varied range of shops, restaurants and bars.

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.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



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