



22 BARING ROAD
HENGISTBURY HEAD
BH6 4DS

ASKING PRICE
£750,000
FREEHOLD

“A spacious, detached family home, on a generous plot in a popular residential road in Hengistbury Head with scope to modernise and extend STTP”

Winkworth

for every step...

ASKING PRICE - £750,000

Open Plan Kitchen | Dining Room
Three Double Bedrooms
Formal Lounge
Detached Garage
Extensive Rear Garden
Off Road Parking
Scope To Modernise & Extend STPP
Sought After Road In Excellent School Catchments

EPC: TBC | COUNCIL TAX: E | FREEHOLD

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Why Baring Road?

Baring Road is a sought after and peaceful residential road in the heart of Hengistbury Head with its parade of local convenience shops and bus routes and adjacent to the nearby picturesque Wick village and Stour River.

This superb home offers three double bedrooms on a substantial plot, ideal for outdoor living and entertaining with scope to modernise and extend STPP.

The spacious lounge is dual aspect flooding the room with natural light and enjoys the added benefit of a sun room to the rear aspect, overlooking the beautiful rear garden. A large, open plan kitchen/dining room offers ample space for both cooking and dining with a range of units and open shelf stor-

age. There is an additional larder cupboard as well as access to the rear garden from the side door. The property also features a ground floor WC, providing added convenience and practicality for busy families.

Located on the first floor are three double bedrooms and the family bathroom. The largest of the bedrooms is dual aspect creating a bright and relaxing environment. The two additional bedrooms are both double in size and have a southerly aspect, overlooking the rear garden. The family bathroom features a walk in shower with a hand wash basin and an adjacent separate WC.

Although the property requires modernisation, it offers a wealth of potential and scope to create your dream home. With a detached garage and off-road parking, you'll have



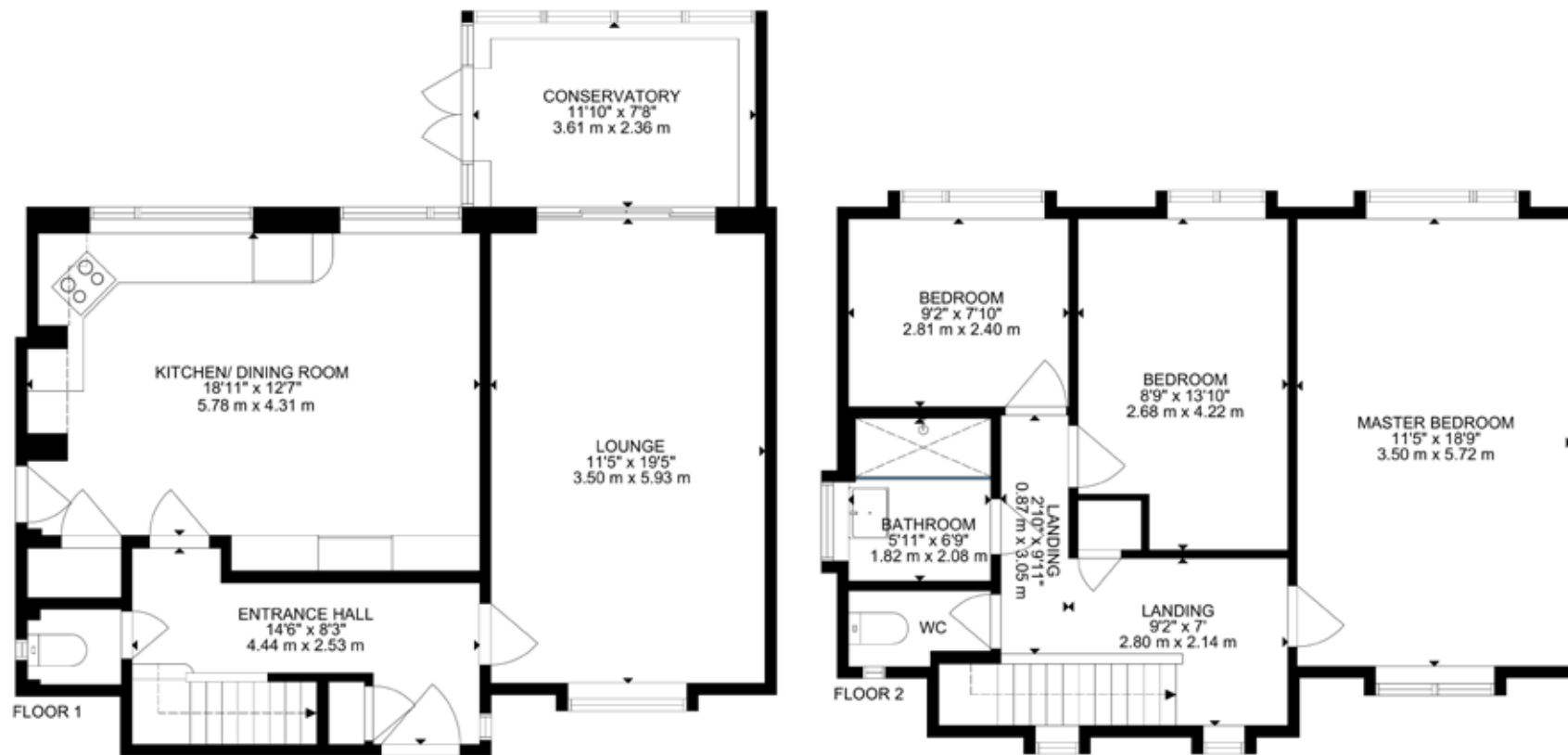
plenty of space to park your cars and store your belongings. Additionally, the property is situated in excellent school catchments, making it an ideal choice for families. With the potential to extend the property STPP, there's even more potential to create a home that perfectly fits your needs.

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: 796 SQ FT, 74 m², FLOOR 2: 678, 63m²
 TOTAL: 1474 SQ FT, 137 m²
 SIZE 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.



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“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.”

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