



**150 MAGNA ROAD, BEARWOOD,
BOURNEMOUTH, DORSET, BH11
9NB
£450,000 FREEHOLD**

**NO CHAIN 'WINFIELD' IS A
CHARMING, EXTENDED AND
REMODELLED 1930S
DETACHED THREE-
BEDROOM HOME WITH A
GENEROUS GARDEN IN
BEARWOOD.**





DESCRIPTION:

Charming 1930s Detached Home with Generous Garden in Bearwood with newly installed boiler and Hive heating system.

Situated in a convenient non-estate location in Bearwood, this charming 1930s detached house boasts character and modern comfort. One of its standout features is the well established rear garden, extending approximately 100 feet and offering a degree of privacy.

The property is ideally located within walking distance of Canford Sang, which offers scenic riverside walks, and also close to Canford Heath — a designated Site of Special Scientific Interest.

In recent years, the home has been thoughtfully extended and remodelled to include a spacious open-plan kitchen and dining area, perfect for entertaining and family gatherings. The kitchen is fitted with a range of contemporary units, space for a range-style cooker, and an integrated wine cooler. From the dining area, sliding patio doors lead to a double-glazed conservatory — an ideal spot to relax and enjoy views of the rear garden.

To the front of the home, there is a cosy sitting room featuring a charming bay window and multi-fuel wood-burning stove, creating a warm and inviting atmosphere. Completing the ground floor is a convenient cloakroom.

Upstairs, you'll find two generous double bedrooms. The principal bedroom benefits from a front-facing bay window, while the second bedroom offers fitted wardrobes with sliding doors and a view over the rear garden. A third, well-sized single bedroom also overlooks the garden. All bedrooms are served by a well-appointed family bathroom.









Outside, the home is approached via a brick-paved driveway that provides ample parking for multiple vehicles. To the side of the house, there is a covered tandem carport with electric up-and-over doors at both ends for added convenience.

The rear garden is of a very generous size, being approximately 100ft long, and a detached outbuilding currently serves as a utility room and workshop, with separate access from the garden. Subject to the necessary permissions, this space offers excellent potential for conversion into an annexe or studio.



LOCATION:

Bearwood is a well-served residential area with bus stops on both sides of the road providing regular services to Wimborne Minster and Bournemouth town centre. Local amenities within a short drive include a Co-op, pharmacy, doctors' surgery and the shops and social club. Within walking distance are the Hamworthy Club and the Bear Cross gastro pub.



150 Magna Road, Bearwood

Approximate Gross Internal Area :- 102 sq mt / 1098 sq ft

Outbuilding Approximate Gross Internal Area :- 29 sq mt / 308 sq ft



DIRECTIONS:

From our office in East Street, turn onto Poole Road and head towards Oakley Hill. At the traffic lights, turn left into Oakley Lane and stay on this road passed Canford Magan School and all the way to the junction with Magna Road. Turn left at the junction onto Magna Road and number 150 can be found on your left hand side just after the turning to Knighton Lane.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	61 E	
21-38	F		
1-20	G		

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