



Surrey Road, Dorset, BH4

£795,000 *Freehold*



A incredibly spacious detached family home set over three floors and enjoying views from every level across the Bournemouth gardens. The property offers modern well presented accommodation throughout.

KEY FEATURES

- Contemporary design detached house
- Four double bedrooms
- Three reception rooms
- Three modern bathrooms
- Three balconies & private garden
- Integral garage & driveway for two cars
- Utility room



Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Set in the heart of sought-after Westbourne, this stunning detached house offers a perfect blend of contemporary design and spacious family living. Finished to an excellent standard throughout, the property boasts four generously proportioned double bedrooms and three stylishly appointed bathrooms, providing ample space and comfort for modern lifestyles.

The impressive living accommodation spans over 2,100 square feet, featuring three versatile reception rooms ideal for entertaining, relaxing, or working from home. Each room is bathed in natural light, and the home benefits from three private balconies—perfect spots for morning coffee or evening unwinding. The, beautifully maintained private garden backs directly onto the picturesque Bournemouth gardens, offering tranquil green views and a rare sense of seclusion in such a vibrant locale.

Catering to practical needs as well, there is an integral garage (with plumbing for domestic appliances) and a driveway with parking for two cars, as well as an EV charger for electric vehicles. The property also features a well-planned utility room, ensuring that everyday tasks are effortlessly managed.

A highlight of this enviable location is its proximity to Westbourne's lively selection of boutique shops, bars, and restaurants, all within a short stroll. Step outside and find yourself on the beautiful Bournemouth gardens walk, leading all the way from Coy Pond through to the award-winning beaches. Excellent transport links nearby make commuting and exploration a breeze.

This exceptional home offers a unique opportunity to experience luxurious, modern living in one of Bournemouth's premier neighbourhoods. Arrange a viewing today to truly appreciate all that this remarkable property has to offer.

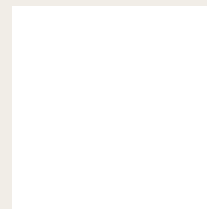




LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service. The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250512>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

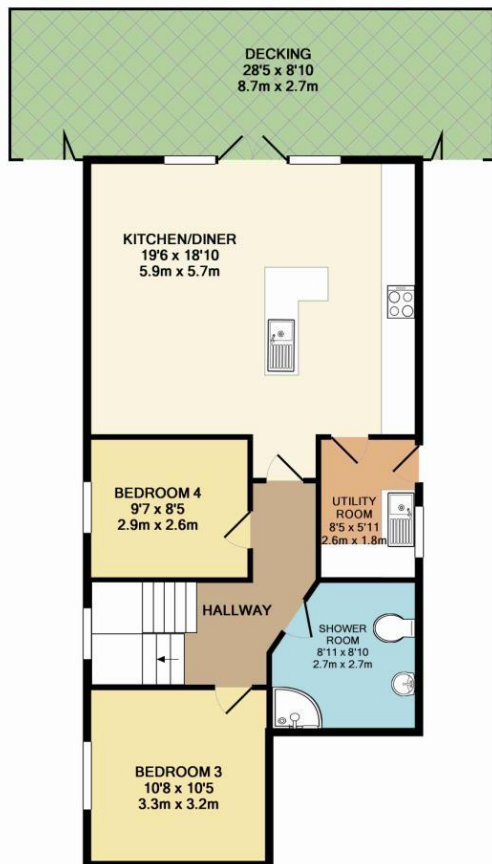
Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

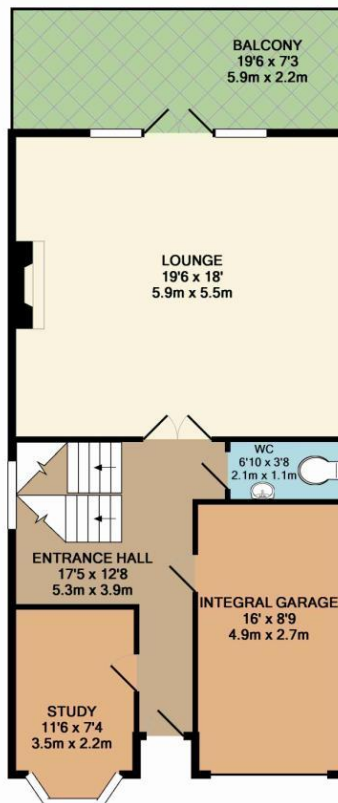
Council Tax Band: F

EPC rating: C

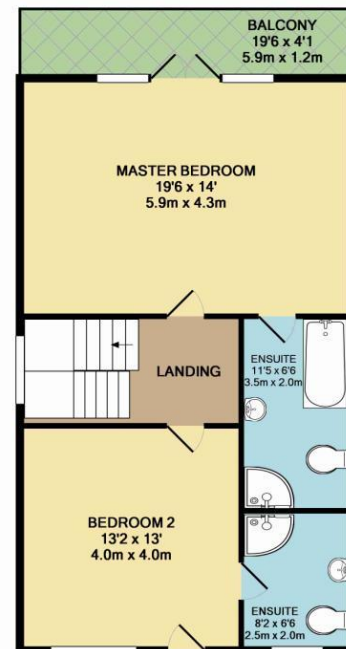
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2126 SQ.FT. (197.5 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.

Made with Metropix ©2013

Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants 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 printing but they don't 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.