



7 NUGENT ROAD
HENGISTBURY HEAD
BH6 4ET

ASKING PRICE
£750,000
FREEHOLD

“A detached four bedroom, three reception room family home sitting proudly on a double width plot, situated in the heart of Hengistbury Head with potential to modernise and extend STPP.”

Winkworth

for every step...

ASKING PRICE £750,000

Kitchen / Breakfast Room
Four Bedrooms
Dual Aspect Lounge
Detached Garage
Large Garden
Off Road Parking
Scope To Modernise & Extend STPP
Sought After Road In Excellent School Catchments

EPC: E | COUNCIL TAX: E | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Nugent Road?

Nugent Road enjoys a peaceful location, tucked away in the heart of Hengistbury Head while being only 450 meters to the parade of local convenience shops and just 140 meters to the bus stops. The picturesque Wick Village is nearby where you can enjoy walks along the Stour river or sit and have a cup of tea at the Tuckton tea gardens whilst admiring the views along to the Priory.

This four bedroom detached family home sits on an impressive double width plot, requiring modernisation throughout and can be extended STPP, making this the ideal opportunity for anyone looking to create their dream home.

The dual aspect lounge is flooded with natural light with large sliding patio doors providing direct access to the rear garden.

There are two further reception rooms, one of which would make an ideal home office. The kitchen enjoys views over the rear garden. A door leads to an outside undercover area which in turn leads to the garage and the rear and side garden.

Located on the first floor are four bedrooms, three of which are double bedrooms and a generous single all are serviced by the family bathroom with a separate WC and useful storage cupboard.

Outside, the property has an L shape garden to the rear and side elevation providing ample space to extend STPP. The patio area is ideal for enjoying al fresco dining with the remainder laid to lawn. The front of the property enjoys a carriage driveway with off road parking for several vehicles and direct access to the single garage with metal up and over door.

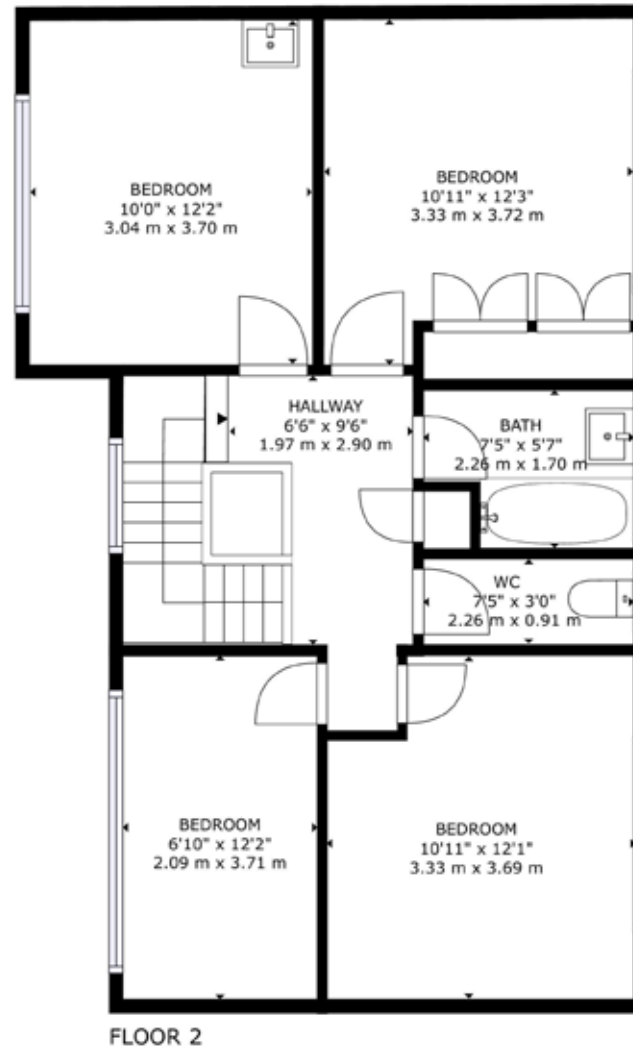
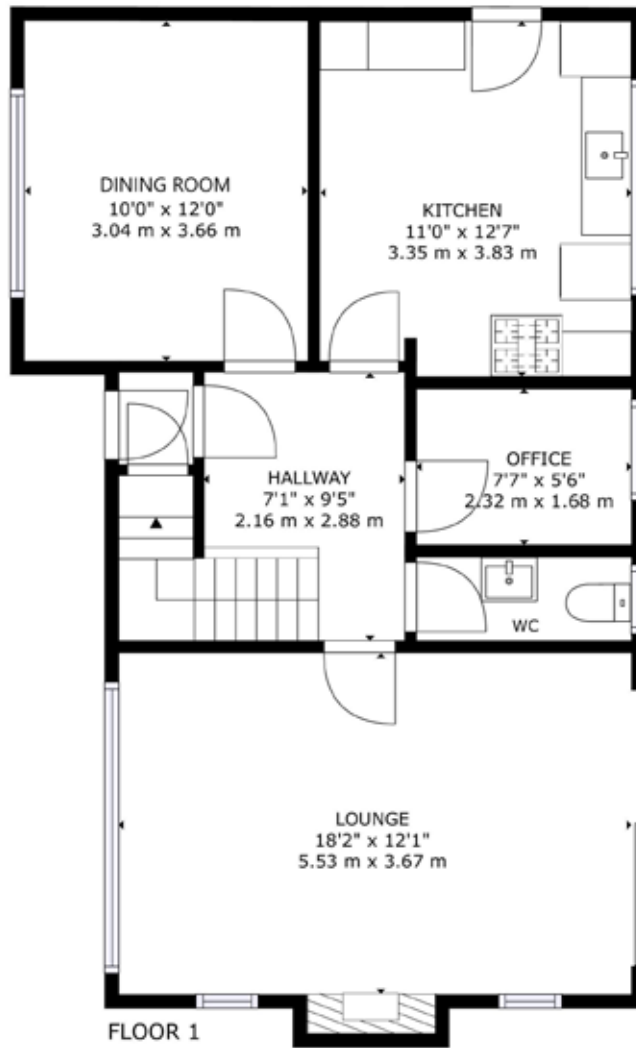


Why Hengistbury Head?

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: 672 sq. ft, 62 m2, FLOOR 2: 667 sq. ft, 62 m2
 TOTAL: 1339 sq. ft, 124 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.



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...