



17 CRANLEIGH
GARDENS
SOUTHBOURNE
BH6 5LE

OFFERS IN EXCESS OF
£500,000
FREEHOLD

“A 3 bedroom,
2 reception room
detached chalet
bungalow enjoying
a peaceful cul de sac
location.”

Winkworth

for every step...

OFFERS IN EXCESS OF £500,000

Spacious Lounge
Second Reception Room
Conservatory
Three Double Bedrooms
Garage
Large Garden
Off Road Parking
Loft Extension
Peaceful Cul-De-Sac Location

EPC: D | COUNCIL TAX: D1 FREEHOLD

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Why Cranleigh Gardens?

Cranleigh Gardens is nestled away in a peaceful cul de sac a short distance to Tuckton village with local amenities and walks along the Stour river and close to the picturesque Wick village which leads through to the famous nature reserve of Hengistbury Head.

This 3 bedroom, 2 reception room with additional conservatory, chalet bungalow has attractive kerb appeal and enjoys over 1400 square foot of accommodation. Whilst well maintained, the property also has scope for modernisation. The dual aspect lounge enjoys a large bay window flooding the room with light and an attractive feature fireplace. The dining room is again dual aspect making this room bright and airy with lattice double doors that lead out to the conservatory which provides further space to relax and provides direct access to the rear

garden. The kitchen further enjoys a dual aspect with a range of cupboards, integrated hob and mid height double oven with space and plumbing for washing machine and fridge freezer. There is a double bedroom located on the ground floor with a range of built in wardrobes and views of the rear garden. there is a ground floor bathroom with bath and overhead shower, a wash hand basin with a separate wc. There are a further two double bedrooms located on the first floor along with an additional WC with wash hand basin.

The rear garden is low maintenance laid to patio with mature flower beds, a useful storage shed, greenhouse for those grow your own enthusiasts and a single garage with metal up and over door.

The front of property has a patio adorned with flowerbeds which could be used to create more off road parking. There is



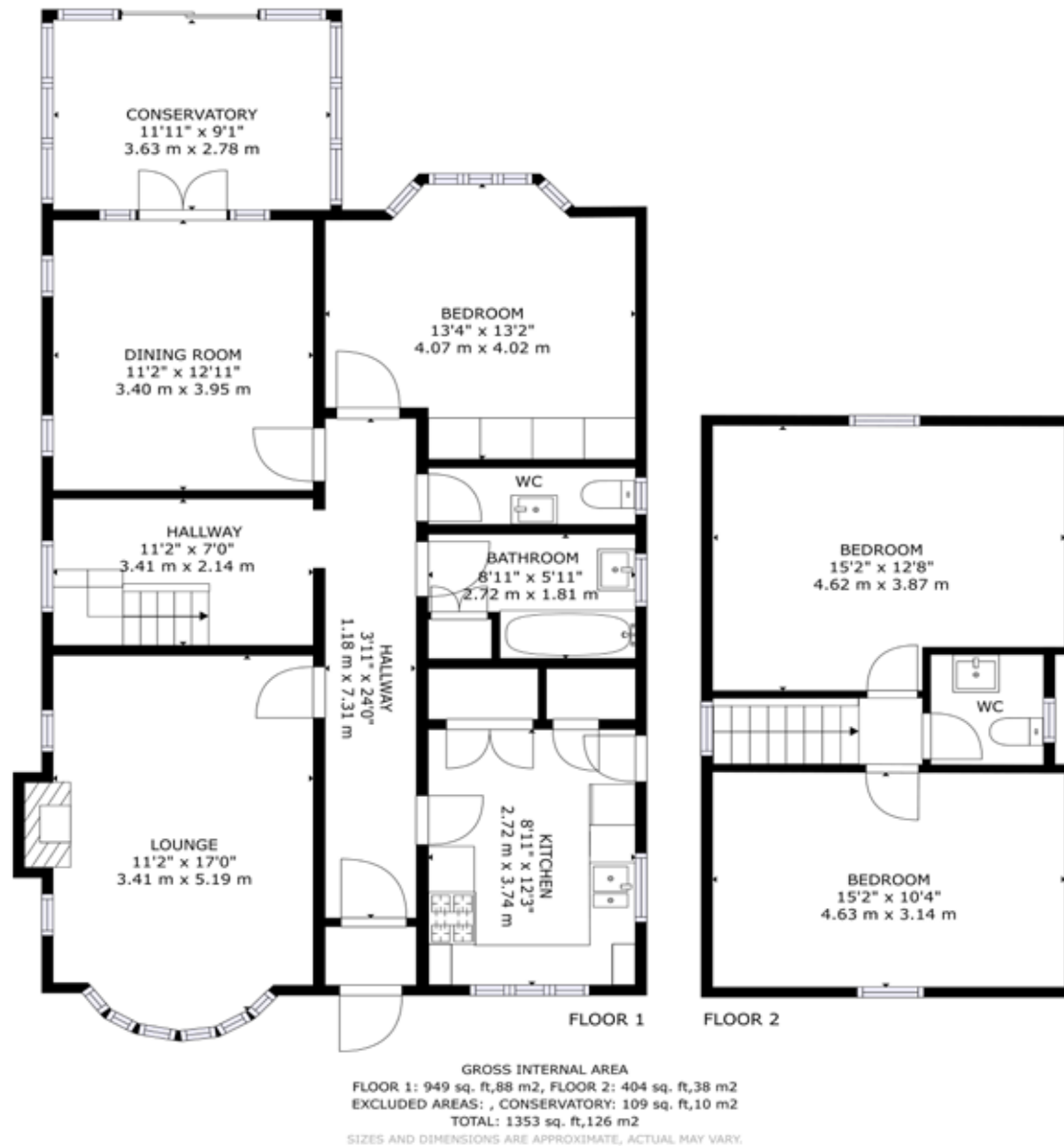
a paved area providing off road parking with a driveway to the side of the property.

Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.







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.”



for every step...