



53 WICK LANE
WICK VILLAGE
BH6 4JY

OFFERS IN EXCESS OF:
£700,000
FREEHOLD

“A charming three
double bedroom
character, family home,
set in the sought after
Wick Village, with
private, direct
access to the riverside”

Winkworth

for every step...

OFFERS IN EXCESS OF: £700,000

Sought After Wick Village
Three Double Bedrooms
Open Plan Lounge / Kitchen / Dining Room
Sunny Rear Garden
Off Road Parking
Scope To Extend STPP
Private Access To Riverside
Adjacent To Boat Slip
Stylish Decoaration Throughout

EPC: TBC | COUNCIL TAX: F | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Wick Lane?

This exquisite and stylishly renovated character property is nestled within a sought-after area of Wick Village where you can enjoy peaceful days beside the Stour river. With its enchanting allure and thoughtful upgrades, this house is a true gem that effortlessly blends timeless charm with modern comforts.

The heart of this home is the remarkable open plan kitchen, dining room, and lounge area. Bathed in natural light streaming through bifold doors and two roof lanterns, this space seamlessly connects to a delightful courtyard garden. Imagine entertaining guests or enjoying quiet family moments in this idyllic setting. Additionally, a formal lounge area, just off the hallway provides a serene retreat for relaxation or family movie nights.

The ground floor further surprises with a well-appointed bath-

room, featuring an elegant clawfoot rolltop bath - a perfect sanctuary for unwinding. A double bedroom is situated on the ground floor with modern shutters.

Moving on to the first floor where the spacious primary bedroom awaits, boasting a stylishly part tiled ensuite with a luxurious walk-in shower. All bedrooms are adorned with modern shutters, combining functionality with contemporary aesthetics.

Outside, the courtyard garden beckons with its enticing built-in grill area, ideal for hosting gatherings or enjoying al fresco dining. Bench-style seating encircles the perimeter.

Adding to its allure, this property grants private gate access from the rear garden, leading directly to the picturesque Riverside. Furthermore, residents enjoy the privilege of utilizing the adjacent boat slip way.



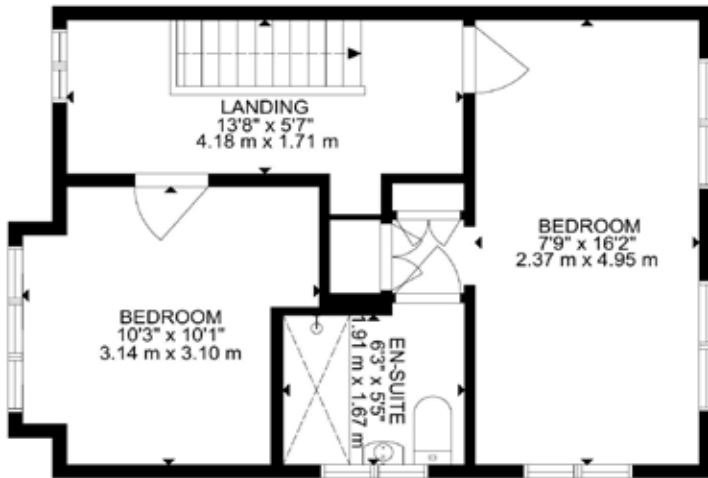
The home benefits from off-road parking available for one vehicle on the gravel driveway, conveniently situated beside the property.

Why Wick Village?

Wick is a peaceful, picturesque village set alongside the river Stour, sitting between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity.







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1001 SQ FT, 93 m², FLOOR 2: 398 SQ FT, 37 m²
 TOTAL: 1399 SQ FT, 130 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.





James Hadley-Clift

jhadley-clift@winkworth.co.uk

07929 325903

Winkworth Southbourne

29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365

southbourne@winkworth.co.uk

winkworth.co.uk/southbourne

“Born in Cambridgeshire, James has spent much of his life moving around England, but has been brought up predominantly in Harrow, North London. He moved to this area in 2006 to be closer to family. He has previously run a company in the photographic and publishing sector for 15 years, which gave him the opportunity to travel to 25 different countries in 5 different continents.

He has been a local Estate Agent since 2008 having cut his teeth in difficult market conditions, thereby learning agency the hard way. In 2020 he jumped at the chance to purchase the Winkworth Southbourne franchise with his close friend Lori.

Having married Abi, they now have two daughters Jasmine and Azalea. If not in the garden with his daughters James can be found either playing Golf or following his beloved Tottenham and Middlesex Cricket Club.”

Winkworth

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