



4 Bedroom Coach House With Detached 2 Bedroom Lodge

THE COACH HOUSE
THROOP ROAD
HOLDENHURST
VILLAGE
BH8 0EF

GUIDE PRICE
£1,250,000 £1,350,000

“A beautifully converted, four bedroom, two reception room, detached coach house with a detached, two bedroom annexe set on over half an acre in the picturesque Holdenhurst Village”

Winkworth

for every step...

GUIDE PRICE £1,250,000 - £1,350,000

Four Bedroom Detached Coach House
Two Bathrooms
Two Reception Rooms
Spacious Kitchen / Breakfast Room
Two Bedroom Detached Self Contained Annexe
Ideal Home And Income
Set On A Plot Measuring Over Half An Acre

EPC: D | COUNCIL TAX: F | FREEHOLD

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Why The Coach House?

The Coach House is quietly nestled away in the heart of Holdenhurst Village which sits on green belt land and has fewer than 30 dwellings, two farms and a parish. This convenient location is less than a mile away to Castlepoint which offers a variety of shops and supermarkets along with excellent bus routes to Bournemouth and Poole. The Royal Bournemouth Hospital and JP Morgan are just over a mile away along with the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a playpark for the little ones, a lake and picnic areas.

This impressive property is accessed via double gates with a gravel driveway leading to the property that opens into a large courtyard area with ample off-road parking for numerous ve-

hicles, boats, or motorhomes. This beautiful family home has been modernised over the years whilst retaining the character and charm. The kitchen / breakfast room enjoys a range of bespoke units, a range master cooker, integrated appliances with space for an American style fridge / freezer and a central island providing a breakfast bar with casual seating for two people. A door leads through to a separate utility room and ground floor wc.

The lounge enjoys a triple aspect, flooding the room with natural light with a feature fireplace and log burner and double doors leading out to the garden. The lounge flows through to the dining room which provides the ideal entertaining space, enjoying exposed brick and beams and a further log burner.

Upstairs, there are four well appointed bedrooms. The primary



bedroom has been luxuriously fitted with a range of bespoke fitted wardrobes and an en-suite shower room. The remaining three bedrooms are generous in size, sharing a beautifully finished family bathroom that includes both a separate bath and standalone shower.

Outside, within the grounds, the property benefits from 'The Lodge' The Lodge is a separate dwelling ideal for family or rental income. The Lodge comprises two double bedrooms, open plan kitchen / dining room flowing through to the lounge which enjoys bi fold doors leading out to a private patio and views over the River Stour.

There is a further outbuilding configured to include a double garage to the front, bar, and dedicated hot tub room, providing the ideal space to relax and entertain.





The plot measures over half an acre with the grounds of the property being well maintained with mature tree's and hedge-row providing total seclusion and privacy. The garden has been divided into two areas. The main area has a large patio offering the ideal space for al fresco dining with a large seating area to enjoy the summer evenings, a summer house provides the ideal space for anyone looking to work from home or to simply enjoy a peaceful retreat with the remainder laid to lawn. A further section of the garden has been re wilded providing the ideal space for children to explore or for any grow your own enthusiasts.











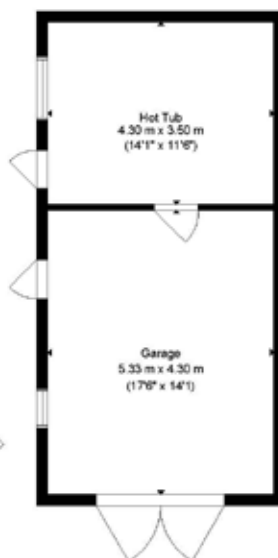
Ground Floor



First Floor



Annex



Outbuilding

DISCLAIMER:

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers”

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