



## BLACKBUSH ROAD, GUIDE PRICE £1,625,000, FREEHOLD

A CHARACTERFUL FOUR DOUBLE-BEDROOM FAMILY HOME INCLUDING TWO PRINCIPAL SUITES SET IN ONE OF THE MOST DESIRABLE LOCATIONS IN MILFORD ON SEA OVERLOOKING WOODS AND NATURE RESERVE AND A SHORT WALK FROM THE SEA. AN OPEN AND SPACIOUS HOME BENEFITING FROM HIGH CEILINGS, BUILT-IN WARDROBES IN ALL BEDROOMS, A MODERN IMMACULATE KITCHEN WITH ALL APPLIANCES AND CENTRAL ISLAND. OUTSIDE ARE LANDSCAPED, EASY TO MAINTAIN GARDENS AND A SUMMER HOUSE PRESENTLY USED AS A GYM. THERE IS A LARGE DRIVEWAY AND A DOUBLE GARAGE WITH AMPLE SPACE FOR CARS, BIKES AND SEAFARING EQUIPMENT.

**Winkworth**



## DESCRIPTION:

### ENTRANCE PORCH:

The porch is enclosed with glazed panels and internal front door which leads into RECEPTION HALL:

The front door opens into a central hallway, the centrepiece of which is a stunning curving staircase leading to the first floor galleried landing. Doors leading off the hallway access most of the reception areas inviting a circular flow around the ground floor.

### CLOAKROOM:

Fitted with low-level WC and wash basin, radiator and ceiling light.

### TRIPLE ASPECT SITTING ROOM:

The hallway leads to a generously proportioned sitting room centred around a deep and wide feature fireplace surrounded by bespoke cupboards and shelving and an inset gas flame fire. Glazed doors opening into

### CONSERVATORY:

With glazed doors opening directly onto the rear terrace and garden.

### DINING ROOM:

Glazed doors from the sitting room lead into the dining room which can also be directly accessed from the kitchen. More double-glazed doors open on to the rear garden and patio eating area.

### KITCHEN / BREAKFAST ROOM:

A well-appointed kitchen fitted with an extensive range of base and wall units with quality work surfaces. Integrated appliances include oven, combi-microwave, two fridges, freezer and dishwasher. A central Corian formed island with induction hob and overhead extractor and space for a large breakfast table. At one end of the kitchen is a:

### UTILITY ROOM:

With fitted units, sink, plumbing for appliances, wall-mounted gas central heating boiler and a door providing external access. At the other end of the kitchen is

### SNUG / FAMILY ROOM:

A bright comfortable room with patio doors accessing the rear garden and eating area.

### STUDY/OFFICE:

With telephone and gigabit internet. Accessed from the reception hall this completes the circular flow of the ground floor.

### FIRST FLOOR GALLERIED LANDING:

Provides access to all rooms.

### PRINCIPAL BEDROOM SUITE 1:

Triple aspect double bedroom having adjoining:

### DRESSING ROOM

With wardrobes and dressing table and:

### ENSUITE BATHROOM

Fully tiled, WC, bath, large shower, double vanity units, heated towel rail.

### PRINCIPAL/ BEDROOM 2:

Triple-aspect with large:

### ENSUITE SHOWER ROOM

With marble tiles, wet-room type shower, underfloor heating, single vanity unit, WC, heated towel rail.

### BEDROOM THREE:

Double bedroom with glazed window overlooking rear aspect, fitted wardrobes

### BEDROOM FOUR:

Double-glazed windows overlooking front aspect, fitted wardrobes.

### FAMILY SHOWER ROOM:

Modern suite comprising shower enclosure, WC, vanity basin, heated towel rail, tiled walls and floor.



## OUTSIDE:

The property is approached via a gravel/shingle driveway through a gate opening to a large parking area bordered by mature hedging for privacy. Side access leads to landscaped gardens. The rear garden enjoys a sunny south-westerly to westerly aspect, with a paved terrace extending across the rear of the house, ideal for outdoor entertaining. The remainder is laid mainly to lawn with mature shrubs and specimen trees and a further landscaped section includes pergola, planting beds and a pond.

## SUMMER HOUSE:

Timber construction with covered veranda, power and light.

## DETACHED DOUBLE GARAGE:

with twin electrically operated up and over doors.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS250081

Council Tax Band: G

Heating: Gas Central Heating Boiler

Water/Sewage Supplier: Bournemouth Water

Electricity Supplier: Octopus

Broadband: Wessex Gigabit

What3words: pelt.awoke.pastels

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