





## HOUSE AND SON

House and Son are delighted to be able to offer for sale this four bedroom, three reception room, two bathroom, detached character home. The property retains numerous original features from fireplaces to original doors throughout, original coving to ceiling to name but a few. The accommodation is versatile with appeal for a family use. A particular feature is the rear garden with a choice of exotic plants, alongside the thoughtfully laid out dining/entertainment area with part glazed vaulted roof. A must see classic Edwardian character home in a sought after location. Not to be missed!

## ENTRANCE VESTIBULE

Vaulted glazed roof with natural light. Provision for shoes and coats, tiled floor. Further door accessing onto rear garden. Feature wooden front door with etched glazed insert to

## ENTRANCE HALL

**11' 6" x 4' 0" (3.53 plus recessm x 1.22m)**

With engineered oak wood flooring, obscure original sash window to front, original newel posts to stairwell, tall ceilings and original coving.

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side. Low level WC, wall mounted wash hand basin. Radiator. Tiled floor.

## LOUNGE

**19' 0 into bay" x 11' 0" (5.79m x 3.35m)**

Stunning feature room. Original fireplace surround with display mantle, raised stone hearth with inset gas fire. A light and airy room with tall ceilings, original coving and large bay window to front with inset double glazed windows. Radiator. Oak flooring, picture rail, recessed ceiling



downlighters.

### **KITCHEN/DINER**

**20' 3" x 16' 0" overall room size" (6.17m x 4.88m)**

Feature room with semi open planned space.

### **KITCHEN AREA**

One and half bowl sink with drainer, mixer taps over, fitted range of eye level units, fitted range of base units incorporating drawers, roll top work surfaces over, inset/space for "Range" gas cooker, stainless steel backing/splash plate, chimney style cooker hood over. Space and plumbing for dishwasher, space for oversized fridge/freezer. Radiator (plumbing for additional radiator). Recessed ceiling downlighters. Ceramic tiled floor. Centralised work top surface.

### **DINING AREA**

A unique space with part wood panelled walls, vaulted glazed roof with abundance of natural light. Inset wooden casement doors with complementing side panels. Three radiators. Access to private lawned rear garden.

### **WALK IN STORAGE/PANTRY**

**5' 4 depth" x 3' 2 width" (1.63m x 0.97m)**

Storage shelves. Recessed ceiling downlighters.

### **UTILITY ROOM**

Accessed via kitchen. General storage. Space and plumbing for washing machine. Wall mounted combination boiler. Tiled floor.

### **BEDROOM FIVE/WORK FROM HOME OFFICE**

**13' 1" x 11' 0" (3.99m x 3.35m)**

Three double glazed windows to front. Picture rail. Original feature fireplace, cast iron decorative tile backing plate with



tiled hearth. Picture rail. Radiator. Original coved tall ceilings. Oak wood flooring.

### **STAIRS TO FIRST FLOOR LANDING**

Accessed via entrance hall. Original newel posts, hand rail and spindles. A return split level landing with obscure original glazed window to rear. A communicating reception landing space with tall ceilings and original coving. Radiator. All rooms leading off.







### **BEDROOM ONE**

**13' 0" x 11' 0 overall room size" (3.96m x 3.35m)**

Three double glazed windows to front. Tall ceilings, original coving. Cast iron fireplace surround. Radiator. Wall light points. Built in wardrobe with inset mirror doors. Radiator.

### **"NARNIA STYLE" EN-SUITE**

Walk in tiled shower. Wash hand basin. Low level WC. Radiator.

### **BEDROOM TWO**

**12' 3 into bay plus door recess" x 11' 0 overall room size" (3.73m x 3.35m)**

Double glazed bay window to front, feature original coved ceiling. Radiator. TV aerial connection point. Radiator. Feature cast iron fireplace with display mantle. Built in wardrobe with storage and shelving to side.

### **BEDROOM THREE**

**10' 2" x 9' 7" (3.1m x 2.92m)**

Double glazed window to rear with outlook over private, secluded cottage style garden. Radiator.

### **BEDROOM FOUR**

**7' 2" x 7' 0" (2.18m x 2.13m)**

Original sash window to side. Radiator. Built in closet. Agents note: stud partition wall to bedroom one, potential for en-suite/dressing room/occasional room (purchasers to make their own enquiries for the satisfactory).

### **BATHROOM**

Obscure glazed sash window to rear. Bath, with tiled 3/4 walls, telephone mixer taps over, shower attachment. Further shower over bath, tiled walls. Vanity unit with inset wash hand basin, storage cabinets to side. Low level WC. Heated towel rail. Access to loft.

### **REAR GARDEN**

6ft fence enclosure with mature shrubs, small patio area abutting the decking area abutting kitchen and dining room. Further gravelled area with lawned garden, inset stepping stone to rear. Mature shrubs feature boarder to the rear of the garden with ever green "coco palm" trees and bamboo. A feature raised timber decking, sitting area with Pergola over and raised natural rockery. There is a storage/garden shed. Outside tap. A real feel of a "tranquil" space.

### **OUTSIDE FRONT**

Pathway to the entrance vestibule.

### **OFF ROAD PARKING**

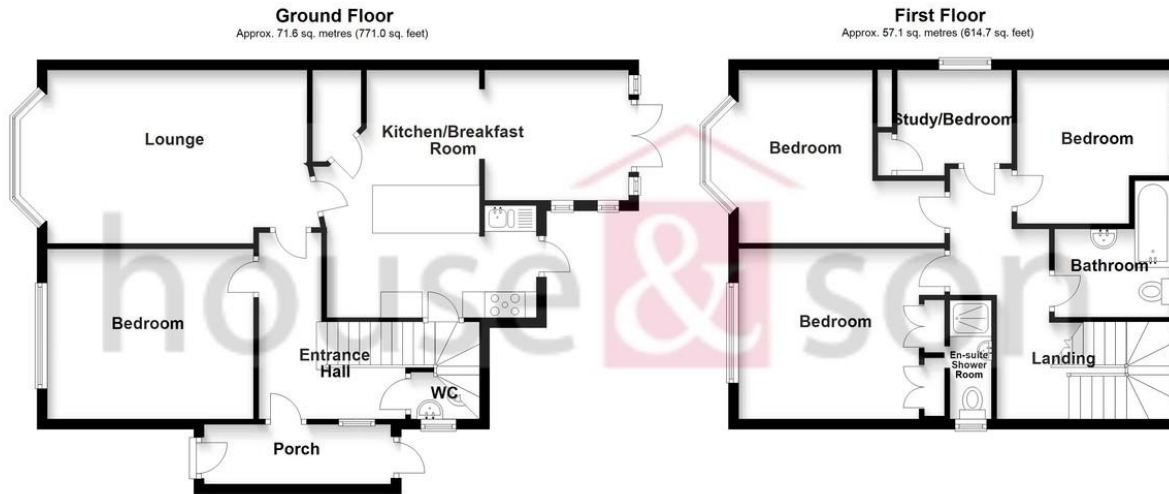
Block paved with extended/oversized drop kerb access.

### **FRONT GARDEN**

**29' 0 width" x 14' 0depth approx" (8.84m x 4.27m)**

Block paving.





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## Energy performance certificate (EPC)

63, Chatsworth Road BOURNEMOUTH BH8 8SL	Energy rating <b>D</b>	Valid until: 7 March 2029 Certificate number: 0388-0015-6217-5891-1930
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Property type  
Detached house