





HOUSE & SON

House & Son are delighted to offer for sale this charming character Edwardian house in the sought after BH9 location, with easy access to the Recreational Parks, outstanding Primary and Secondary schooling, a short walk to the high street Winton Banks for shopping and travel links to further afield. A sympathetically modernised house, with red brick elevations under a pitched and recently re-tiled roof (approximately 2017). A real eye catching home, retaining numerous original features from cast iron fireplaces to pinewood doors, stripped pinewood floors, the ability to have log burners to complement the ground floor fireplaces (subject to inspection), which have exposed brick work, enhancing the feeling of this character home. The accommodation comprising of two well proportioned reception rooms (currently arranged as sitting room and play room). A must see "on point" kitchen/dining/ family conservatory, with direct access via double glazed French doors onto the private rear garden, three first floor double bedrooms and a three piece bathroom suite in heritage style finish with choice tiling to walls. The decoration is finished in Farrow & Ball. The front garden is easy maintenance, with red brick original wall, pathway to front door and extending through to 6ft gate, accessing to the rear garden. A private "cottage style" rear garden, with two decking areas ideal for "Al-fresco" dining and entertainment, lawned with mature borders. A highly desirable, rarely available home, with a charming atmosphere, coupled with well proportioned accommodation throughout. A motivated seller who has already found a vacant property to purchase. This property is not to be missed!



FRONT DOOR ENTRANCE

Original wooden door with obscure glazed insert illuminating light to the entrance hall along with first floor original finish sash window.

ENTRANCE HALL

13' 5" x 6' 0" (4.09m x 1.83m)

A character entrance hall, with provision for shoes/coats etc. Tall ceilings. Understairs storage cupboard. Original feature stained pinewood flooring. Edwardian feature stairwell rising to the first floor landing.

SITTING ROOM

14' 1 into bay" x 13' 4" (4.29m x 4.06m)

Tall ceilings adding to the feeling of the overall space. A deep and wide reception room with feature fireplace, living flame coal effect gas fire and complementing "step up" polished stone hearth. Deep skirting boards and picture rail. Heritage "on point" Farrow & Ball coloured walls. Radiator. TV aerial connection point, Wi-Fi point (work from home).

SECOND LOUNGE/FAMILY ROOM

Complementing the sitting room with "on point" Farrow & Ball decoration. Feature exposed brick fireplace with original fitted cabinets, with storage and glass fronted display to either side of the chimney breast. Double glazed window to rear with overview of the private enclosed rear garden. Radiator with decorative cover. Deep original skirting boards. Picture rail. Tall ceilings. Door to kitchen.

DINING/KITCHEN/CONSERVATORY ROOM

27' 6" x 12' 7" (8.38m x 3.84m)

27' 6" x 12' 7 max" (8.38m x 3.84m) narrowing to 8'0" (2.44m)



KITCHEN/DINING ROOM

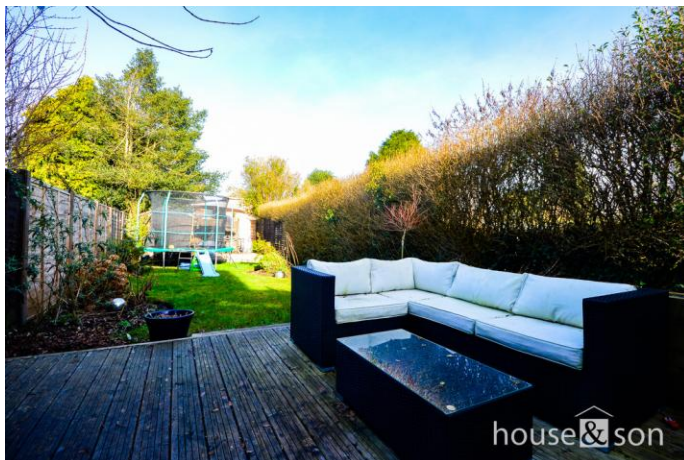
A really inviting "heart of the house" for family life.

KITCHEN AREA

Double glazed window and door to side. One and half bowl sink unit with "swan neck" mixer tap over. Kitchen cabinets complementing the character appeal of this home. Fitted range of eye level units with top and lower plinths, under counter lighting. Fitted range of base units incorporating drawers, roll top work surfaces over. Part tiled walls. Cabinet concealing gas fired boiler. Inset four ring electric hob,







single electric oven, cooker filter hood over. Space and plumbing for washing machine, space and plumbing for slimline dishwasher. Radiator. Built in original cabinets for general storage. Recessed ceiling downlighters. Tiled floor extending through into the dining/family room.

DINING/FAMILY ROOM/CONSERVATORY

An abundance of natural light from the glass pavilion roof, with full length windows to side, inset double glazed French doors accessing onto entertaining decking and lawned garden, with further feature side wall being painted exposed brick. A charming room bringing together the kitchen, dining/family room with direct access and view over a private lawned garden. A very useful and versatile room. Retro fit radiator.

STAIRS TO FIRST FLOOR LANDING

Feature newel posts, hand rail. Accessed via entrance hall. Stairs rising to first floor landing.

FIRST FLOOR LANDING

Split level return landing. A complementing reception landing with all principal rooms leading off. A feature original wood sash window to side aspect.

BEDROOM ONE

14' 0 into bay max" x 13' 4 to back of wardrobe (approx)" (4.27m x 4.06m)

A deep and wide bedroom with benefit of double glazed bay window. Feature cast iron fireplace surround. Picture rail. Heritage "on point" Farrow & Ball colour decoration. Built-in wardrobes with hanging rail and storage.

BEDROOM TWO

12' 1" x 10' 2" (3.68m x 3.1m)

Double glazed window to rear. Feature cast iron fireplace with original tiled hearth. Farrow & Ball decoration. Picture rail. Radiator.

BEDROOM THREE

9' 0 plus door recess" x 8' 0" (2.74m x 2.44m)

Double glazed window to rear. Feature iron cast fireplace. Radiator. A charming room with view over over pavilion room and into the private garden. Farrow & Ball decoration. Picture rail.

BATHROOM

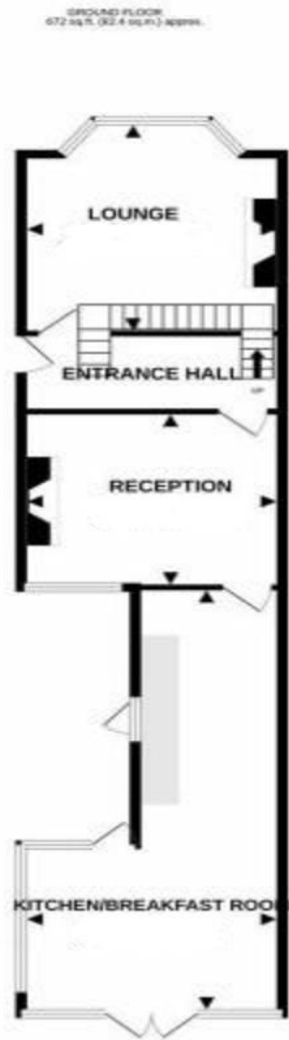
In keeping with "heritage cottage character" suite comprising of contrasting tiled walls, deep bath with side panel, taps over, fitted overhead shower with exposed chrome fittings. Pedestal wash hand basin. Built in low level WC. Wall mounted hand rail.

OUTSIDE FRONT

Original red brick dwarf wall. Easy maintenance. Pathway leading to front door and extending onto 6ft side gate, accessing to rear garden.

REAR GARDEN

A private garden with mature shrubs to side and rear. A recent new timber deck (2021 installation) abuts the rear of the dining/family room/conservatory. Ideal for "Al-fresco" dining. The decking gives an overview of the garden. To the rear is a further timber decking perfect for entertaining.



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Energy performance certificate (EPC)

45, Hankinson Road BOURNEMOUTH BH9 1HW	Energy rating	Valid until:	25 August 2025
	E	Certificate number:	8905-7628-3219-2806-1922
Property type	Semi-detached house		
Total floor area	104 square metres		