





HOUSE & SON

Presenting a residence exuding an abundance of charm and character, meticulously restored by its devoted owners to preserve many original features. This enchanting home boasts captivating elements such as feature fireplaces, a fuel burner, picture rails, plate racks, exposed wooden floorboards, and leaded light windows, among others.

Included within this captivating abode is a detached studio/occasional room, additionally, a detached workshop/garage equipped with power and light adds further utility and appeal.

The accommodation encompasses three generously proportioned double bedrooms, complemented by two inviting reception rooms. Convenience is ensured with a ground floor cloakroom, while upstairs, a well-appointed bathroom and separate WC offer practicality and comfort.

Outside, the front garden retains its charming allure while also providing off-road parking and a front brick boundary wall, marrying aesthetic appeal with functionality.



ENTRANCE

Wooden front door to entrance vestibule.

ENTRANCE VESTIBULE

Quarry tiled floor.

CLOAKROOM

Low-level WC, chrome heated towel rail. Leaded light-stained glass window to front.

ENTRANCE HALL

13' 1 max" x 10' 0" (3.99m x 3.05m)

Leaded light-stained glass front door to entrance hall.
Understair storage cupboard. Radiator, plate rack, stained
exposed floor boards, leaded light window to side.

SITTING ROOM

13' 11" x 12' 6" (4.24m x 3.81m)

Wooden French door with side panels to rear garden. Fuel
burner with top oven, tiled hearth, feature plate rack,
exposed wood floor boards. Westerly aspect.

DINING ROOM

14' 1 into bay" x 12' 6" (4.29m x 3.81m)

Bay window to front with leaded light top opener windows.
Radiator, exposed wooden floor boards, recess for fireplace,
picture rail.

KITCHEN

10' 3" x 9' 11" (3.12m x 3.02m)

Butchers block wood work surface with inset butler style
sink, mixer flexi tap over. Space and plumbing for washing
machine and dishwasher. Gas fitted "Range" cooker with
five ring gas hob, double oven and grill, overhead extractor
canopy. Space for fridge/freezer, radiator, fitted shelves,
walk in larder with quarry tiled floor and tile shelf. Window
to side, exposed wood floor boards, picture rail. Window
overlooking rear garden and door to side driveway.



STAIRS TO FIRST FLOOR GALLERIED LANDING

Impressive leaded light window to front, leads to landing.
Hatch to loft, radiator, plate rack.

BEDROOM ONE

14' 6 into bay" x 12' 6" (4.42m x 3.81m)

Feature fireplace, bay window to front, picture rail, exposed
wood floor. Radiator.







BEDROOM TWO

14' 0" x 12' 6" (4.27m x 3.81m)

Window overlooking rear garden. Radiator, feature tiled fireplace, plate rack. Exposed wood floor.

BEDROOM THREE

10' 0" x 8' 7" (3.05m x 2.62m)

Window to rear. Radiator, exposed wood floor, picture rail, built in linen cupboard.

BATHROOM

Bath with exposed feet, built in shower over with rain fall shower head, pedestal wash hand basin, heated towel rail/radiator, part tiled walls, extractor fan. Frosted window to side, exposed wood floor.

CLOAKROOM

Low level WC. Frosted window to side, exposed wood floor, radiator, part tiled walls.



OUTSIDE

DETACHED CABIN

15' 7" x 11' 10 overall size" (4.75m x 3.61m)

With overhang, insulated, with wood floor, double-glazed windows and casement door. Power and light.

REAR GARDEN

The garden is well-secluded and provides a charming and idyllic place to sit, relax and entertain. Detached timber shed. Throughout the rear garden, there are a number of electric points. Wood store. The garden is informally planned with various sheltered seating areas. Various established shrubs, trees and climber plants, lawn with slate shingle path.

DRIVEWAY

Coal bunker, outside tap. Double wooden gates to front drive. Outside lights, outside power sockets.

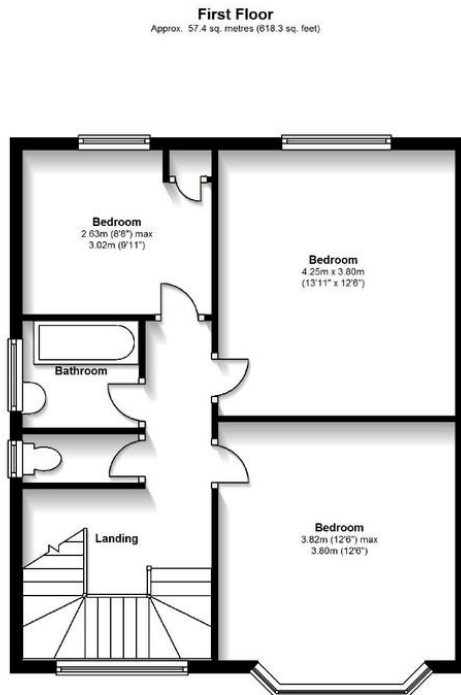
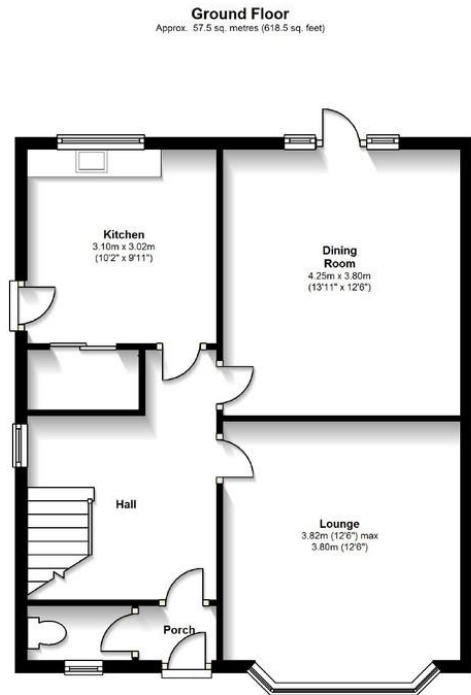
FRONT GARDEN

Double gates lead to off-road parking. The remainder is beautifully stocked with various flowers and shrubs. Low brick boundary front wall.

STUDIO/WORKSHOP

14' 8" x 7' 9" (4.47m x 2.36m)

Insulated. Velux window, power and light, window to rear, casement doors. Overhead storage.



Total area: approx. 110.5 sq. metres (1189.0 sq. feet)

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Energy performance certificate (EPC)

31 Hillcrest Road BOURNEMOUTH BH9 3HX	Energy rating	Valid until:	22 April 2034
	D	Certificate number:	7634-1224-7300-0807-7222

Property type	Detached house
Total floor area	116 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.