

Local expertise with powerful national marketing



LOWTHER ROAD

BOURNEMOUTH, BH8 8NS





FABULOUS ORIGINAL
FEATURES THROUGHOUT □

LOWTHER ROAD OFFERS OVER £600,000

- WONDERFUL DETACHED CHARACTER HOME
- DELIGHTFUL MATURE SOUTHERLY GARDENS
- EXTENSIVE OFF ROAD PARKING
- 4/5 BEDROOMS & 2/3 RECEPTIONS
- STYLISH FITTED KITCHEN/BREAKFAST ROOM
- 2 BATH/SHOWER ROOMS
- FABULOUS ORIGINAL FEATURES THROUGHOUT
- VERY POPULAR & SOUGHT AFTER POSITION

A delightful private and mature rear garden, extensive parking and a very popular and sought after position, are just a few features of this delightful detached character home that offers nearly 2000 square feet of accommodation.

The owners of this charming home bought it in 2009, falling in love with it on their very first viewing. The moment they took a seat in the drawing room and looked down the garden they looked at one another, knowing this would be the perfect home in which to raise their family. They were captivated by the many wonderful features, in particular the stained glass heart

that greeted them in the storm porch above the door.

From the gorgeous period fireplaces in the formal reception rooms, the intricate moulded corning, part panelled walls and stained glass windows, this property has been lovingly caringly and sympathetically restored and enhanced.

Positioned centrally within the property is the warm and welcoming wood panelled reception hall with its winding staircase that takes you to the first floor accommodation and incredibly useful loft space.



The drawing room has original stripped floorboards, a focal point fireplace and an enviable position at the rear of the property, while the formal dining room has a lovely cosy feeling and overlooks the private enclosed front. This spacious and versatile room also has an ornate open fireplace, part-panelled walls and a large square bay window.

The kitchen/breakfast room has been re-fitted in a modern yet sympathetic style with cream wall and floor units with contrasting solid granite worktops and 'butler' style sink. Appliances are high quality AEG stainless steel units and comprise a 5-burner gas hob, extractor/filter canopy, microwave and oven.

From the kitchen area is a very useful third reception room that could double as an additional bedroom as it has an adjoining bathroom. It could also be used as a home office.

The first floor has a fabulous bright and spacious galleried landing with stained glass window and lies host to four well proportioned bedrooms, three of them having feature bay windows, the master with built-in wardrobes. These bedrooms are serviced by a beautiful family bathroom and separate wc. An additional staircase then leads to the loft space via a personal

door. This huge space would very easily convert into additional accommodation if required (subject to the relevant planning consents).

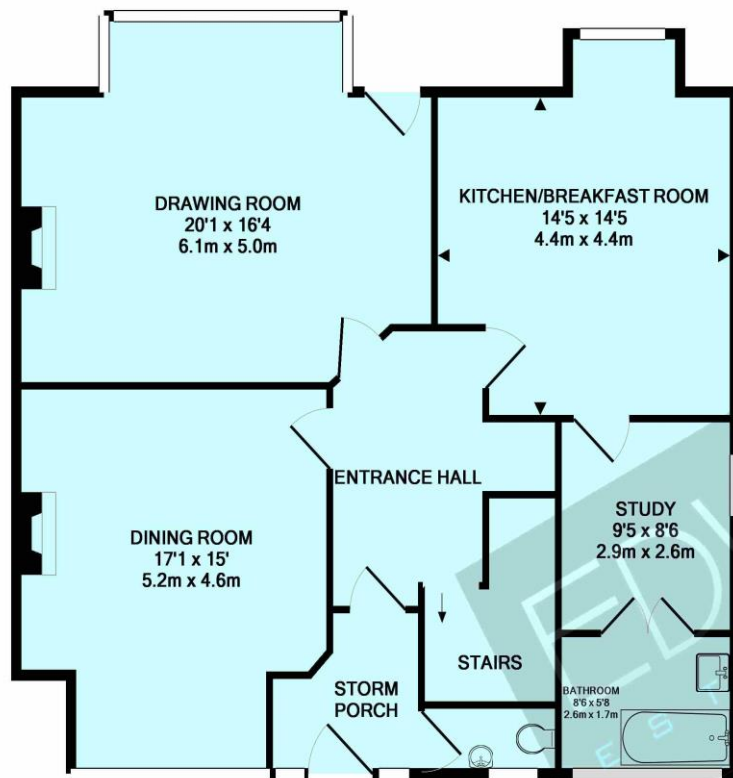
This fine home further benefits from gas central heating, a downstairs cloakroom and storm porch with quarry tiled flooring.

The garden is a particular feature of the property and extends to approximately 100' in length. It has a sunny south westerly aspect and offers levels of privacy and seclusion that belie its close proximity to the shops and facilities on offer in Charminster. It is enclosed by fencing and edged by mature trees shrubs and hedging with a large area of lawn. Adjoining the rear of the house and accessed by a door from the sitting room is a full width paved sun terrace.

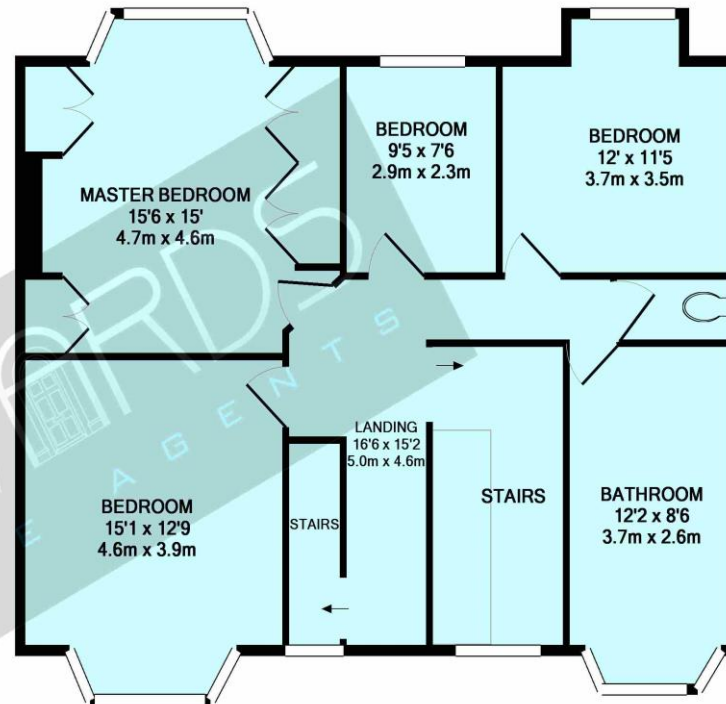
The front of the property is shielded from the road by mature trees and hedging and provides extensive off-road parking.

Just 400 metres away on Charminster Road are a host of shops bars and restaurants as well as regular bus routes. Just over 800 metres distant is the travel interchange and mainline train station with central Bournemouth being just over one mile distant. Also closeby are a selection of highly regarded schools, again, making this perfect for families.





GROUND FLOOR
APPROX. FLOOR
AREA 1075 SQ.FT.
(99.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 913 SQ.FT.
(84.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1987 SQ.FT. (184.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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