







## HOUSE AND SON

House and Son are delighted to be able to offer for sale this tastefully extended detached house which has been sympathetically modernised whilst retaining a wealth of character. This family home offers spacious and versatile accommodation over three floors comprising an open plan hub for the family featuring log burner/snug with direct access to a pretty natural rear garden. Other features include stripped wooden doors, leaded light stained glass windows and fireplaces. In addition accommodation comprises 17'7" x9'10" entrance hall/lobby, cloakroom, utility, closet, three separate rooms, four double bedrooms, en suite shower room, 10'7" x8'11" family bathroom, natural front and rear gardens and driveway providing ample off road parking. The property is offered with no forward chain and is located in one of Bournemouth's premium roads being within walking distance to high street shops, Meyrick Park golf course and West Hants Tennis Club. Bournemouth town centre is also within close proximity.

## VERANDAH STYLE CANOPY PORCH

Block paved step to wooden front door with obscure glazed insert, complementing side panel windows. Cat 5 cabling points.

## ENTRANCE HALL

17' 7" x 9' 10" (5.36m x 3m)

A character reception hall with feature ceiling/atrium light. Ceramic tiled floor, radiator, recessed ceiling downlighters. Decorative radiator covers. Exposed original picture rails with inset natural finished pine doors. All principal rooms leading off. Large walk in cloakroom with provision for shoes and coats. An interesting spacious reception hallway.

## GROUND FLOOR SHOWER ROOM

9' 9" x 5' 1" (2.97m x 1.55m)

Newly fitted ground floor shower room. Suite comprises double walk in tray with thermostatic shower over, double sliding screen, recess shelf, floating vanity unit with inset wash hand basin with



mixer tap, concealed cistern low level WC, feature recess shelves, UPVC double glazed port hole window to front, extractor fan, tiled floor and tiled walls. Wall mounted mirror cabinet.

### **LIVING ROOM**

**19' 5" x 13' 2" (5.92m x 4.01m)**

In our opinion a beautiful light and airy room with high vaulted shaped ceiling, inset velux style window to rear. UPVC double glazed box bay window to rear, inset UPVC double glazed door accessing directly onto mature natural garden. Two original leaded and stained glass windows to side. Two retro radiators. Wall light points. Cat 5 cabling points.

### **SITTING ROOM**

**13' 10 into bay" x 12' 8" (4.22m x 3.86m)**

UPVC double glazed "balance sash" windows to front with view over natural lawned and established shrub borders. Picture rail. Radiator. Media connection point. Two original feature leaded light and stained glass windows to side.

### **OFFICE/RECEPTION THREE**

**15' 4" x 11' 10" (4.67m x 3.61m)**

UPVC double glazed "balance sash" windows to front with outlook over De Lisle Road. Feature wooden surround fireplace with step up raised hearth, inset coal effect gas fire. Picture rail. Radiator. Cat 5 cabling points.

### **DINING/FAMILY ROOM**

**21' 11" x 11' 10" (6.68m x 3.61m)**

With generous double glazed windows to rear overlooking private rear garden with inset double glazed casement doors accessing onto natural lawned garden. The family room and kitchen area are linked via open planned archways creating an easy flow.

### **DINING ROOM**

Double glazed bay box window with inset double glazed door with view over kitchen area. A character feature room with log burner, raised stone hearth. Radiator. Picture rail. Karndean flooring flowing through room to kitchen.



### **KITCHEN AREA**

**13' 2" x 12' 6" (4.01m x 3.81m)**

Double glazed balanced sash windows to rear with a view over lawned natural garden. Travertine stone mosaic window sill. Feature "Blanco" one and half bowl stainless steel single sink unit and drainer with mixer tap over. Feature centralised island with complementing stone work surfaces over and inset drawers. The kitchen is shaker style with fitted eye level units. Fitted base units with incorporating drawers, stone work surfaces, mosaic part tiled walls. Ceiling downlighters. Inset four ring gas hob with shaped chimney style filter hood over. Space for "American" style fridge/freezer. Integrated dishwasher. The granite work top surfaces extends into family room to form breakfast bar.









#### **UTILITY ROOM/PANTRY**

**4' 7" x 4' 4" (1.4m x 1.32m)**

UPVC double glazed window to side. Currently arranged with shelving and storage, work top surfaces, plumbing for washing machine. Wall mounted gas fired boiler serving central heating and hot water.

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

Accessed via entrance hallway. Feature natural finished stairs with turned newel posts, original bannister. Exposed picture rail. Original feature stained and leaded light window on the half landing return. The first floor reception landing is enclosed by feature curved wood bannister and is part galleried. The landing reception area is spacious with all principle rooms leading off.

Agent note: Picture rail to landing, stairwell newel posts, pitched pinewood doors are all natural.

#### **BEDROOM ONE**

**14' 11 into bay" x 11' 10" (4.55m x 3.61m)**

Double glazed balanced sash bay window to front with view over front garden and tree lined De Lisle Road. Two radiators. Picture rail.

#### **EN SUITE SHOWER ROOM**

**7' 10" x 5' 5" (2.39m x 1.65m)**

Obscure double glazed window to side. Oversized shaped shower tray with curved sliding door enclosure. Tiled walls with inset contrasting tiled border. Bathroom fitted furniture with inset wash hand basin, storage under, enclosed WC. Travertine stone floor. Recessed ceiling downlights. Extractor fan.

#### **BEDROOM TWO**

**15' 11" x 12' 8" (4.85m x 3.86m)**

Double glazed balanced sash bay window to front. Radiator. Television connection point. Picture rail.

#### **BEDROOM THREE**

**12' 9 into bay" x 8' 6" (3.89m x 2.59m)**

Double glazed balanced sash box bay window with window seat,

view over natural mature and established gardens. Picture rail. Radiator.

#### **BATHROOM**

**10' 7 into bay" x 8' 11" (3.23m x 2.72m)**

Obscure double glazed box bay balanced sash windows to rear. Radiator. A light and spacious room. Bath with side and end panels, taps over. Fitted "T bar" thermostat shower, shower screen to side. Vanity unit with inset wash hand basin. Low level WC. Ladder style heated towel rail. Ceramic tiled floor. Extractor fan.

#### **INNER HALL**

Stairs to second floor. A neat returning stairwell with feature double glazed window to rear overlooking rear garden.

#### **BEDROOM FOUR**

**18' 5 into wardrobe max" x 16' 4 max sloping ceilings" (5.61m x 4.98m)**

Dual aspect velux style windows. An interesting space with built in wardrobes and feature eaved ceilings. Radiator.

Agents note: Potential for en suite (subject to planning consents).

#### **OUTSIDE FRONT**

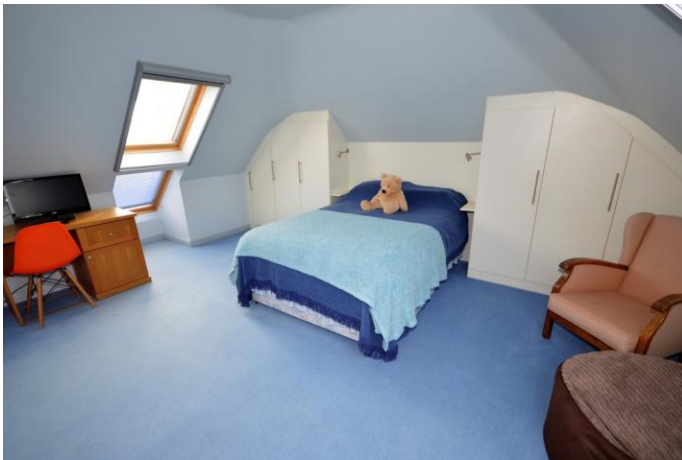
Brick boundary wall. A landscaped feature natural garden with lawned area, meadow flowers, flower bed border.

#### **DRIVEWAY**

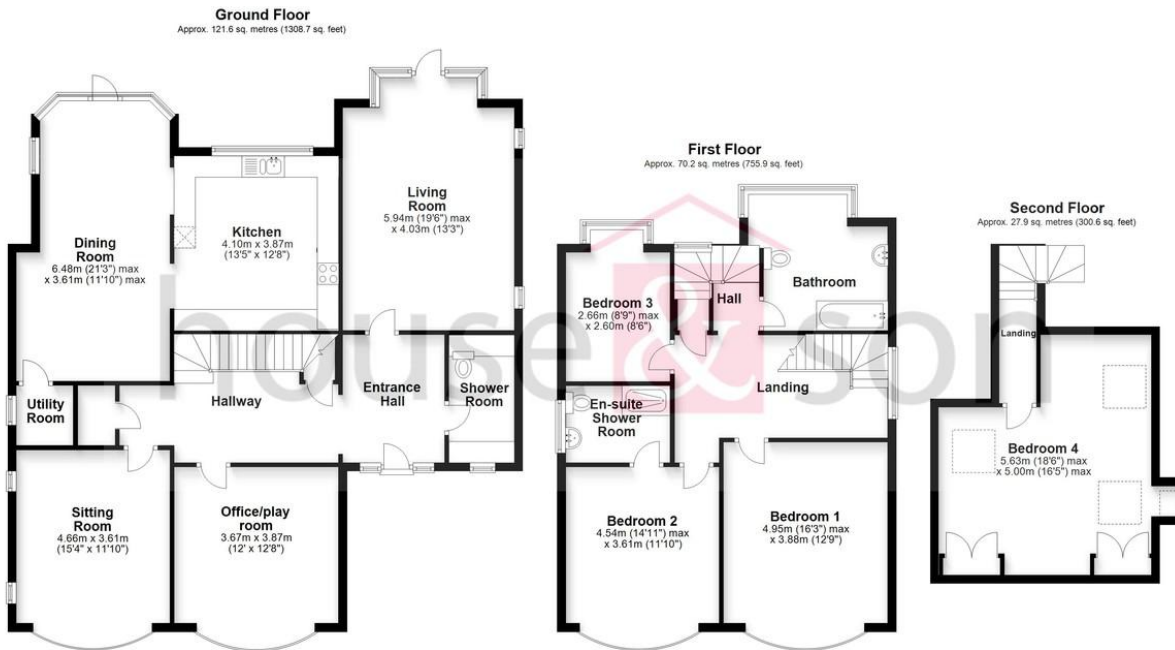
Gravelled driveway. Parking for several vehicles tandem style. The gravel pathway extends to side with 8ft timber service gate. Block paved pathway to the other side, extending to a further 8ft timber gate access to the rear garden. Electric car charging point.

#### **REAR GARDEN**

This garden has been formed to create a natural environment by the current owner. A gardeners delight with a "natural look" to established shrub borders and boundaries, an oasis for wild life. Character pond to rear, plants and shrubs. A further sun deck patio area to rear. Outside tap.







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07/01/2022, 15:42

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## Energy performance certificate (EPC)

52, De Lisle Road BOURNEMOUTH BH3 7NG	Energy rating	Valid until:	3 April 2029
	<b>D</b>	Certificate number:	0248-4097-7254-6531-7980

Property type  
Detached house

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