



## 6 CHESSEL AVENUE

Boscombe Manor, BH5 1LH

GUIDE PRICE - £1,000,000 - £1,100,000

Winkworth









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## **A substantial 6 bedroom, detached family home with traditional character features, situated on a sought after avenue in Boscombe Manor.**

Winkworth Southbourne are delighted to offer for sale this beautiful family home. Built in 1928, the property still maintains many of its original character features whilst also benefiting from having been modernised and extended. The entrance hall makes a breathtaking first impression with a traditional half turn spindle staircase and a stunning stained glass window. The ground floor has three spacious reception rooms to the front and rear offering flexible accommodation. The first floor has a spacious landing area leading to four double bedrooms and the family bathroom with stand alone shower, claw foot bath tub, hand wash basin and separate WC. Bedrooms one and two benefit from en-suite shower rooms with bedrooms three and four being generous in size

A second staircase leads to further accommodation which is self contained and benefits from a large lounge / dining room, double bedroom with ample storage in built-in cupboards, bathroom and kitchen. One of the original double garages has been converted into a studio apartment with great home and income potential or could be used as an excellent home office or gym

The rear garden has a range of mature shrubs and a spacious lawn area. The patio area wraps around the side of the house and provides several separate seating areas and a separate bbq area.

The front of the home has maintained its original charm and benefits from a large gravel driveway providing off road parking for several vehicles and a double garage.

**Sought After Location | Six / Seven Bedrooms | Five Bathrooms |  
Three Reception Rooms | Stunning Hallway | Stunning Decoration Throughout  
| Ample off-road Parking | Large Rear Garden | Double Garage |**

**Freehold | EPC: D | Council Tax: E**







**GROSS INTERNAL AREA**  
 MAIN LEVEL: 1237 sq. ft, 115 m<sup>2</sup>, UPPER LEVEL: 1231 sq. ft, 114 m<sup>2</sup>  
 UPPER LEVEL 2: 543 sq. ft, 50 m<sup>2</sup>, GUEST HOUSE: 389 sq. ft, 36 m<sup>2</sup>  
**TOTAL: 3399 sq. ft, 316 m<sup>2</sup>**

DISCLAIMER: Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.









Boscombe Manor is a highly sought after location within a short distance of the award winning blue flag sandy beaches which provide a level walk promenade extending from Hengistbury Head through to Sandbanks. Locally Boscombe High Street offers a varied shopping experience with a number of well known High Street names.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.





## Winkworth Southbourne

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