



**TIDES REACH, 39 HARBOUR ROAD**

Hengistbury Head, BH6 4DE  
**ASKING PRICE - £1,100,000**











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01202 434365 | southbourne@winkworth.co.uk

**A beautifully presented 3 bedroom, 3 bathroom detached family home situated on a substantially large plot with a detached garage and stunning rear garden in the sought after area of Hengistbury Head and a 0.2 mile walk to the beach.**

Winkworth Southbourne are delighted to present this spacious family home which has been stunningly designed and lovingly maintained. The welcoming hallway is spacious and benefits from a tiled shower room. All bathrooms and the kitchen / dining room all benefit from underfloor heating.

The kitchen / dining room is open plan and has a central island, modern fitted storage and a quartz counter top with built in appliances including a wine fridge.

The spacious lounge has beautiful wooden flooring and an energy efficient log burning fire which makes a wonderful feature. The doors open up onto the stunning rear garden. The half turn staircase leads to the first floor with three double bedrooms and the family bathroom. Bedroom one is the largest of the rooms and has a modern en-suite shower room with a washbasin, WC and walk in shower. Dual aspect windows overlook the peaceful rear garden. Bedrooms two and three are both similar in size with fitted wardrobes and large bay windows.

The stunning family bathroom has been re-modelled and features a luxurious bath tub with shower attachment, WC and a fitted washbasin / vanity unit. The wall over the bath tub has a wonderful alcove with down lights.

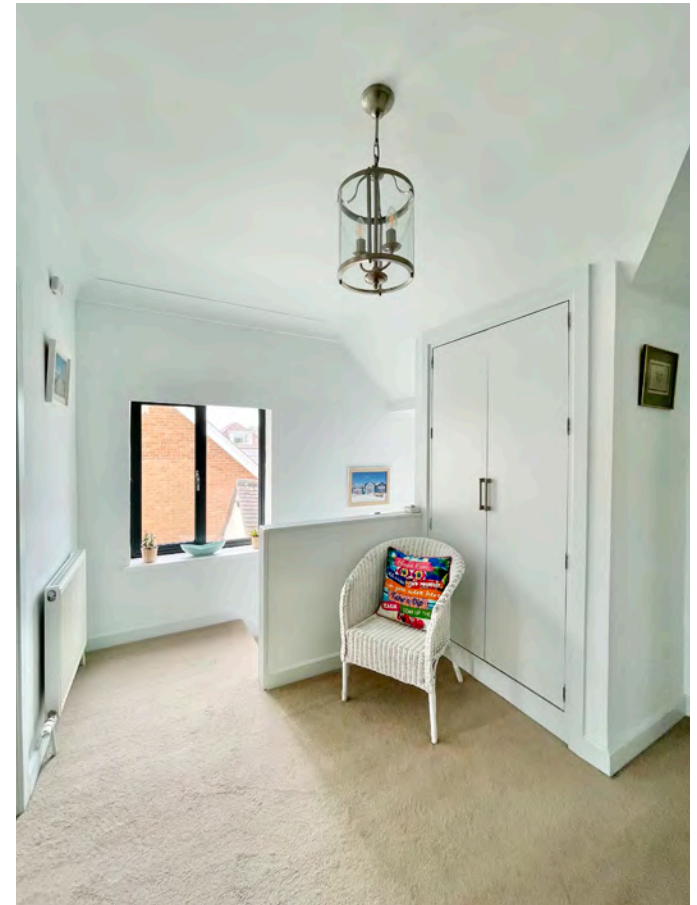
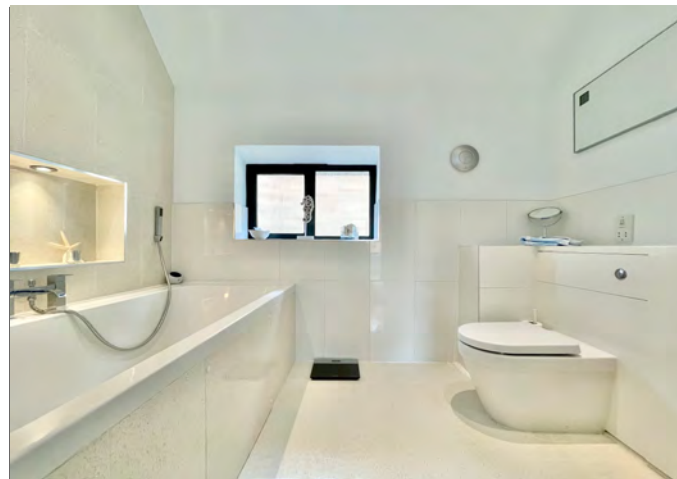
The rear garden is truly a sight to behold! The majority of the garden is laid with lawn, surrounded by well-maintained, mature flower beds and shrubs including a eucalyptus tree and leads to a "Secret Garden" with further lawn space, a vegetable patch, patio corner and a shed, providing a large degree of privacy. The beautiful patio area and composite decking - directly leading from the lounge make the perfect area to relax and entertain. A contemporary home office which has multi use will be included with the property.

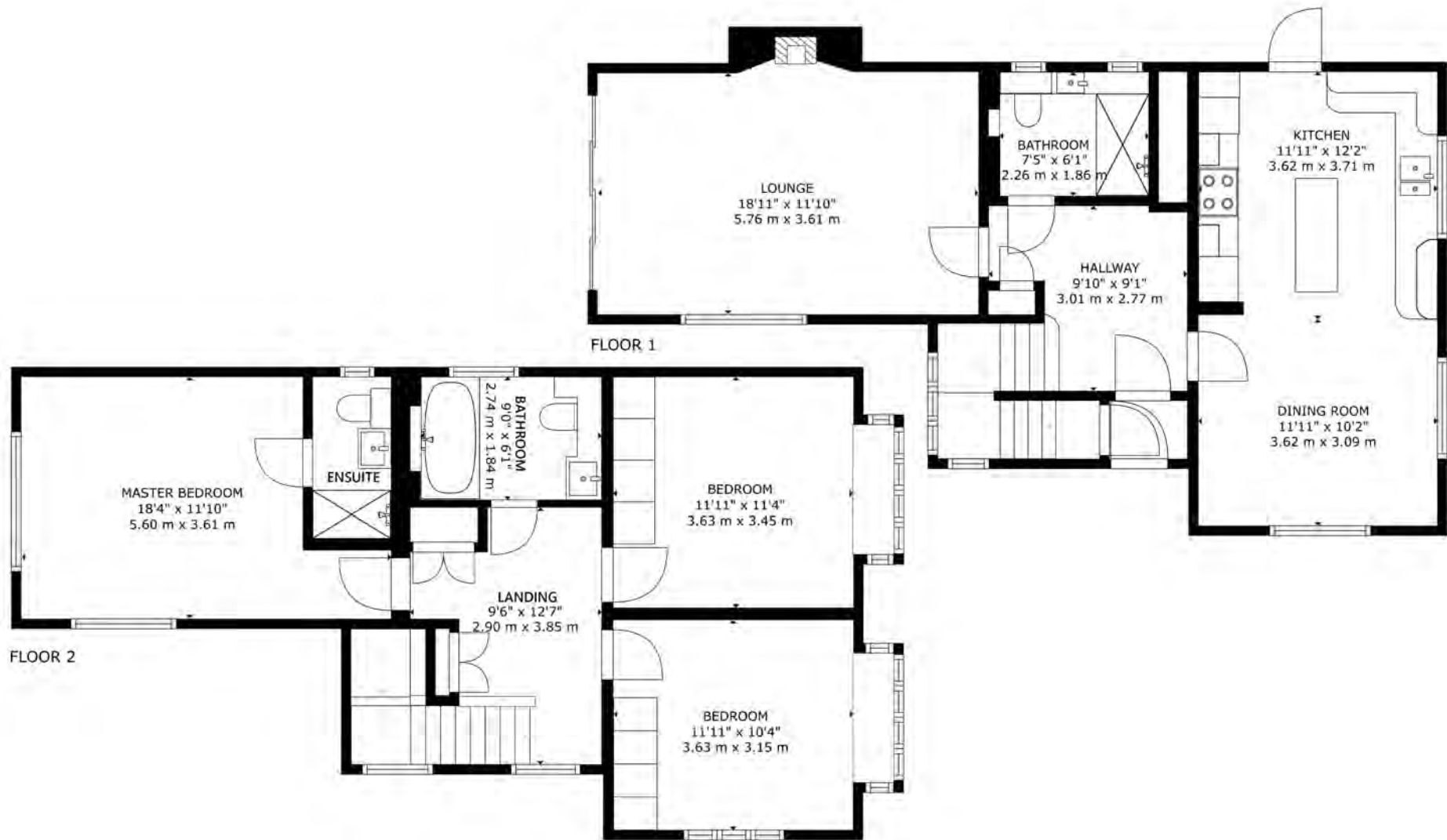
The front of the home has recently been updated with a stone wall, landscaping and ample space for up to five vehicles on the block paved driveway which leads to the detached garage.

**Sought After Location | Three Double Bedrooms | Three Bathrooms | Modern Kitchen | Log Burning Fireplace | Stunning Decoration Throughout | Ample off-road Parking | Large Rear Garden | 0.2 miles To The beach | Detached Garage | Garden Office**

Freehold | EPC: D | Council Tax: E







GROSS INTERNAL AREA  
 FLOOR 1: 789 sq. ft, 73 m<sup>2</sup>, FLOOR 2: 787 sq. ft, 73 m<sup>2</sup>  
 TOTAL: 1576 sq. ft, 146 m<sup>2</sup>

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Tides Reach is within catchment area of outstanding schools, close proximity to Wick and Christchurch River and Rowing Club, Solent Meads golf course and Mudeford Spit and Hengistbury Head Nature Reserve. Hengistbury Head is located to the east of Bournemouth and adjoining Southbourne. This area enjoys a number of walks extending from Christchurch River up to the award-winning blue flag sandy beaches. From here a level walk promenade extends through to Sandbanks. Southbourne and Christchurch which are both located within a few miles offer a varied shopping experience together with a number of restaurants and bars.

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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