



HIGHMOOR, IPSWICH ROAD, POOLE, DORSET, BH12

£1,100,000 FREEHOLD

One of the most impressive detached family homes in the area. The property has been refurbished in recent years to an exacting standard creating the perfect mix of a contemporary feel whilst retaining many character features. Westbourne which offers a vibrant coffee culture and a variety of shops is very nearby as are the beaches of the Westcliff. Vendor suited.

Five bedroom | Three reception rooms | Three luxury bath/shower rooms | Large beautifully fitted kitchen breakfast room | Utility room | Double garage | Impressive grounds | Secluded plot | Short walk to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond. Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The property is situated at the end of a private gated driveway. Lawned gardens surround the house with the privacy of established trees.

Finished to an exacting standard following a comprehensive refurbishment a few years ago, each room has been individually designed. Downstairs benefits from a large lounge dining room with feature fireplace, original wood panelling and leaded windows overlooking the gardens. The kitchen breakfast room is a particular feature of the property with a range of base and eye level work units & island with top of the range integrated appliances to include a Range style oven, smart oven and a steam oven, there is also an inset wine fridge and separate utility room with space and plumbing for domestic appliances. The kitchen opens out onto the patio area which enjoys a wooded aspect and a high degree of seclusion. There is also a front aspect study with wooden flooring that runs throughout the ground floor.

The first floor enjoys much of the character of the original house to include a large decorative bay window to the landing, and four good size bedrooms each of which is bright with tree views. There is an en suite shower room to the guest bedroom whilst the family bathroom features a walk in shower, contemporary roll top style bath with bespoke taps and stone tiles with matching wash hand basins. There is also an upstairs shower room tiled in slate with feature rain drop shower.

The loft has also been converted to create a double bedroom with fantastic views. Outside enjoys well maintained gardens all around the house with al fresco dining areas from bi fold doors off the kitchen. The driveway will accommodate a number of vehicles and there is a timber framed double garage to the front.



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Plan produced using The Mobile Agent.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

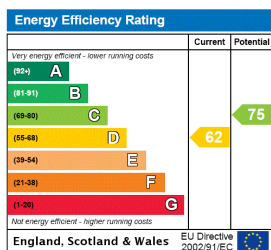
COUNCIL TAX BAND: G

TENURE: Freehold

LOCAL AUTHORITY: Poole

AT A GLANCE

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