



Estate Agents



Auctioneers

# **Cobden Cottage, Seabourne Place, Southbourne, Bournemouth, BH5 2JF**

## **Guide Price £600,000 – Freehold**

**Character 1860s Detached Cottage | Lobby | 19ft Reception Room | Modern Kitchen With Open Plan Dining Room  
Utility Room | Ds Wc | Landing | 15ft Master Bedroom with Ensuite | Two Further Double Bedrooms | Luxury Bathroom  
Double Garage & Parking | Secluded Rear Garden**

A rare opportunity to purchase one of Southbourne's oldest and most historic homes, Cobden Cottage dates back to the 1860s and was originally built as a railway worker's cottage with a donkey barn to the side. Today, it has been beautifully transformed and thoughtfully extended into a superbly presented three double bedroom detached cottage, complete with the significant benefit of a double garage. This charming home seamlessly blends period character with modern comfort, offering UPVC double glazing and gas central heating throughout. The impressive 19ft dual-aspect reception room enjoys a window to the front and bi-folding doors opening directly onto the rear garden, creating a wonderful connection between inside and out. A feature wood-burning fireplace provides a cosy focal point, making this an inviting space to relax or entertain. To the opposite side of the hallway, the dining room overlooks the front aspect and flows open plan into the stylish modern kitchen at the rear. The kitchen is fitted with an extensive range of wall and base units with contrasting work surfaces, incorporating a built-in oven and hob and space for additional appliances. A useful utility room to the side offers further storage and appliance space, along with access to both the front and rear of the property, and there is also a convenient ground-floor cloakroom.

Stairs lead to a bright first-floor landing where two generous double bedrooms are positioned to the front aspect. The impressive 15ft principal bedroom benefits from its own contemporary en-suite shower room with walk-in shower, WC and stylish tiling. The main family bathroom is fitted with a modern three-piece suite comprising bath with shower over, WC and wash basin, complemented by attractive tiling to both floors and walls. Access to the loft space is available from the landing.

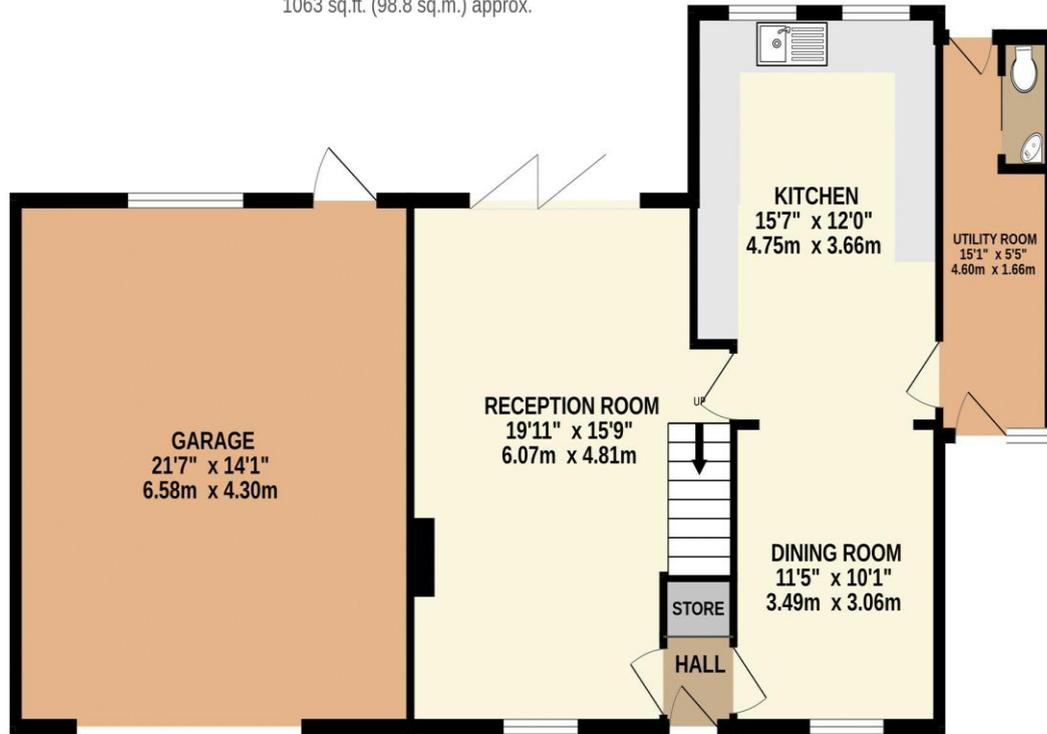
Externally, the frontage is enhanced by mature trees and shrubs, adding to the property's charm and privacy. The detached double garage measures approximately 6.5m by 4.3m and features a Hormann electric up-and-over door, along with a door and window to the rear garden. The large secluded rear garden offers an extensive patio area ideal for outdoor dining, a generous lawn and well-established borders and trees, providing a peaceful and private setting. Perfectly situated, the property is just a short walk from the popular shopping parade at Southbourne Grove, known for its cosmopolitan array of shops, bars and restaurants, and is approximately 200 yards from Pokesdown train station, offering convenient links to Bournemouth and London. Viewing is considered essential to fully appreciate the character, space and prime location this exceptional home has to offer.

Tenure: Freehold  
Council Tax Banding: C  
EPC Rating: 66 | D

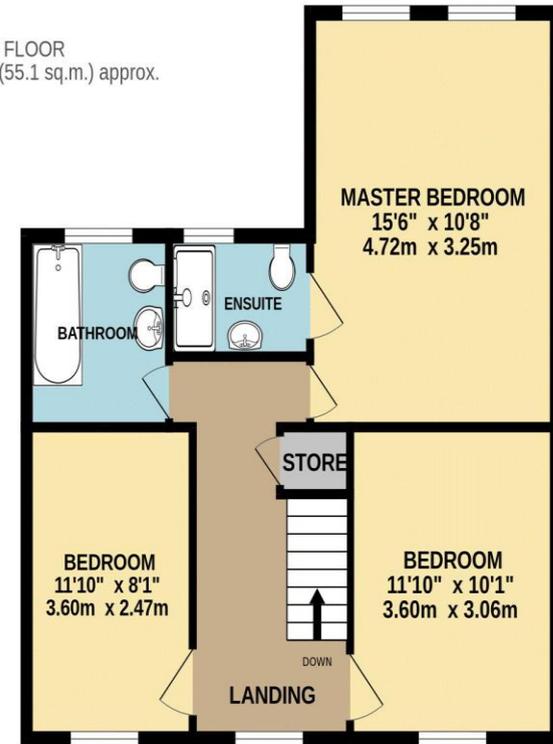




GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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