



Estate Agents



Auctioneers

Sunnylands Avenue, Hengistbury Head, Bournemouth, BH6 4HH

Guide Price £950,000 – Freehold

**Superb Five Bedroom Two Bathroom Detached House | 2156 sqft | Porch | Hallway | Lounge | 22ft Extended Reception Room
16ft Kitchen Breakfast Room | Ds Wc | Landing | Four Bedrooms | Two Bathrooms | Second Floor Double Bedroom
Integral Garage & Off-Street Parking | Rear Garden with Views over Playing Fields**

A rare opportunity to purchase this stunning detached family home, quietly positioned in one of the area's most peaceful cul-de-sac locations and enjoying beautiful open views over the playing fields to the rear. The property has been comprehensively remodelled and extended, now offering exceptional and versatile accommodation arranged over three floors, ideal for modern family living. Viewing is essential to appreciate the quality and setting of this exceptional home fully.

Key features include uPVC double glazing, gas central heating, a cosy front lounge with an open fireplace, an impressive 21ft rear reception room also with a wood burner, a spacious 16ft kitchen/breakfast room, ground floor cloakroom, and five bedrooms in total. The first floor comprises three large double bedrooms and a generous single, served by two luxurious family bathrooms, while the second floor offers a further 18ft double bedroom with far-reaching rear views, perfect as a principal bedroom or guest suite. Additional benefits include an integral garage, off-street parking, and a low-maintenance rear garden with outstanding open views. The accommodation is entered via a welcoming hallway with staircase to the first floor, doors to all principal rooms, and a useful ground-floor cloakroom. To the front of the property is a cosy lounge featuring a bay window and an attractive open fireplace.

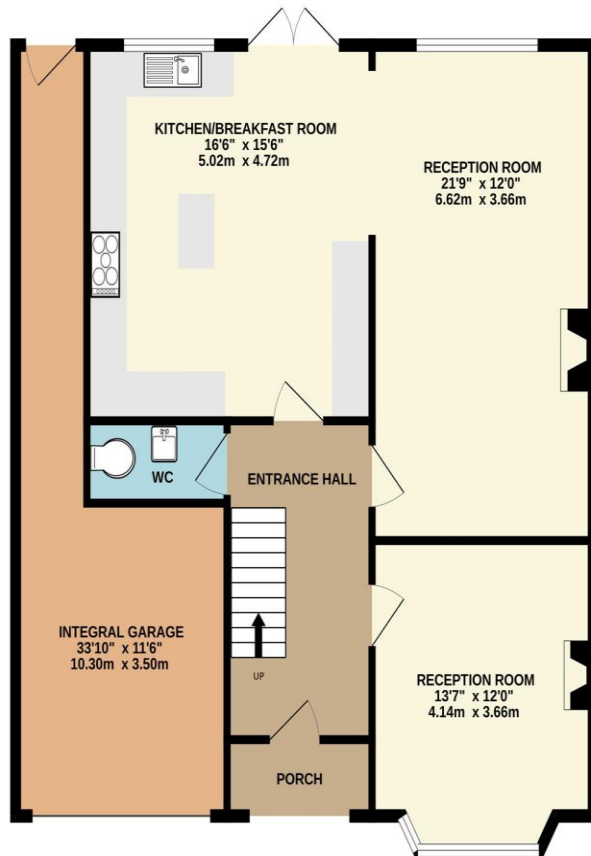
The rear of the house has been extended to create a superb additional living space, now forming an impressive 21ft rear reception room with a wood-burning stove and French doors opening onto the garden. The kitchen/breakfast room is fitted with an extensive range of wall and base units with work surfaces over, complemented by a freestanding central island. A built-in range-style cooker is included, with ample space for additional appliances, making this an excellent family and entertaining space. On the first floor, there are three genuine double bedrooms and a good-sized single bedroom, all served by two beautifully appointed bathrooms. A further staircase leads to the second floor, where you will find an 18ft double bedroom with a rear-facing window offering far-reaching views across the playing fields, ideal as a luxurious principal suite. Externally, the front of the property provides off-street parking for up to three vehicles, alongside an integral garage with access through to the rear garden. The rear garden is designed for ease of maintenance and features a paved patio area and lawn, all enjoying the attractive open outlook across the school playing fields.

Tenure: Freehold
Council Tax Banding: F
EPC Rating: 67 | D

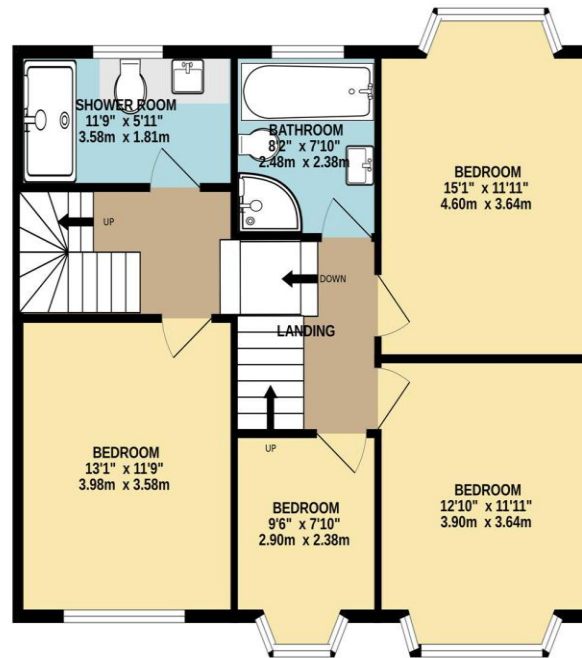




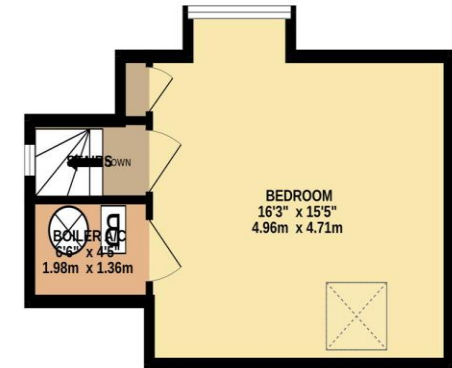
GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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