



2 WOLLSTONECRAFT
ROAD
BOURNEMOUTH
BH5 1JQ

FREEHOLD
ASKING PRICE
£1,795,000

“A magnificent, 8 bedroom, Edwardian Manor house offering over 7000 sq. ft of accommodation, less than 300 meters to Southbourne cliff tops and beach.”

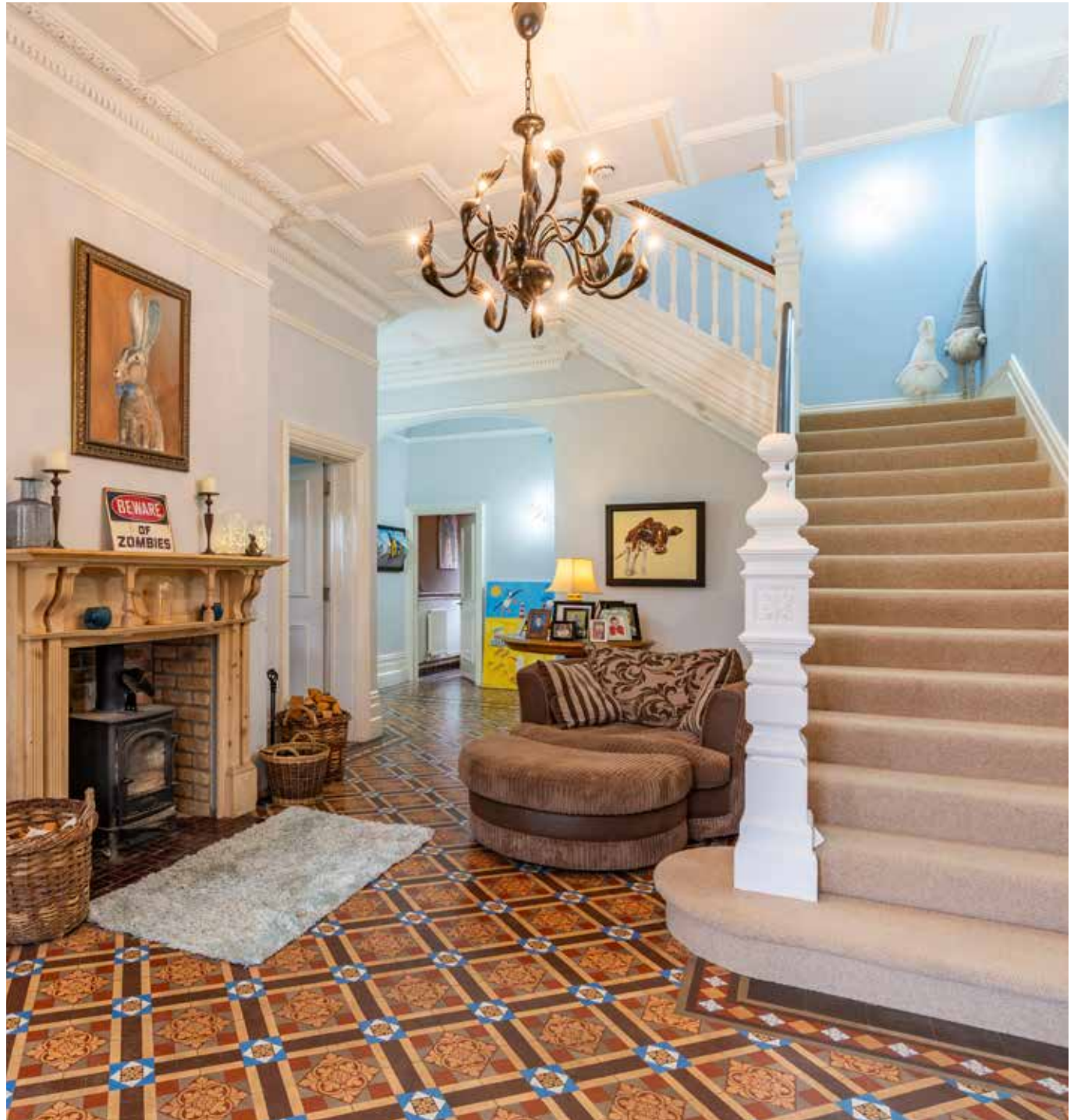
Winkworth

for every step...

ASKING PRICE £1,795,000

Eight Bedrooms All With En-Suite
South facing
Extensively refurbished
Close to cliff tops and beaches
Spacious 43ft Lounge
Nine Bathrooms
Expansive Wrap-around Garden
Exquisite Kitchen
Off Road Parking

EPC | COUNCIL TAX: G | FREEHOLD
01202 434365
southbourne@winkworth.co.uk



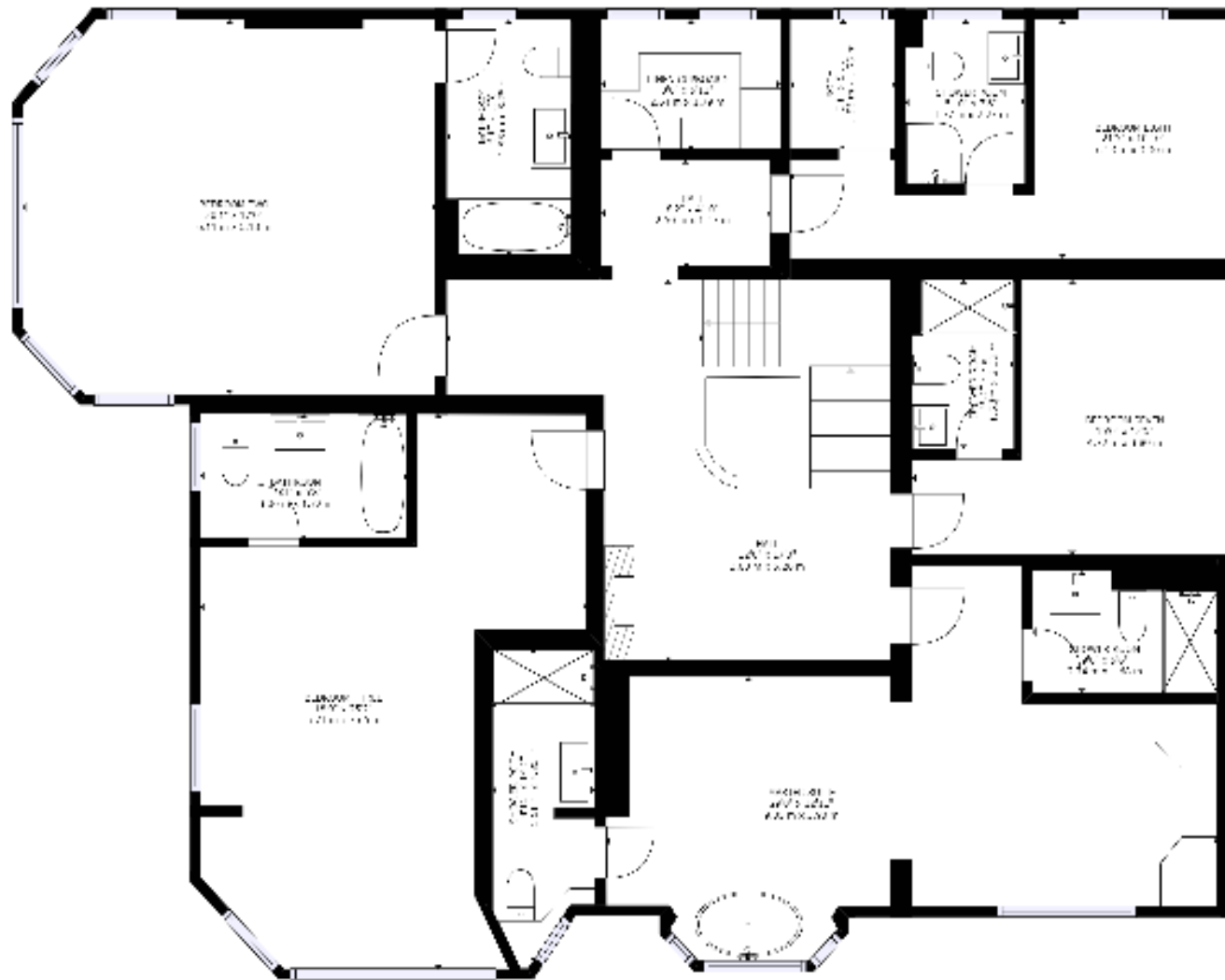


Why Wollstonecraft Road?

This impressive 8 Bedroom detached Victorian house sits in the heart of Boscombe Manor. Boscombe Manor is Southbourne's most sought-after area. It is conveniently located just a stone's throw to the cliff tops which is home to miles of sandy beaches and a short distance to Southbourne's high street. Most of the properties in this area were built in the 1920s / 1930s oozing elegance and style with many of these beautiful gentleman's residences having retained their original character features which include oak panelled entrance hallways. Whether you are taking a leisurely stroll along the clifftops down to the beach or simply sitting in the café with a coffee admiring the views, Boscombe Manor is not to be missed! This unique property is less than 300 meters to the clifftops where you can admire the panoramic sea views. On entering the house there is an imposing reception hall with stunning tiled flooring and a full mantle and working log burner fire, a legacy of homes of the era which truly sets the tone for the rest of the property. The drawing room is exceptionally large at 43ft long with a dual aspect, flooding the room with natural light.

The kitchen is a bespoke Jane Cheel design exclusively for this home and has been expertly fitted by Kitchen Elegance. The contemporary, framed shaker style cabinetry is complimented wonderful-



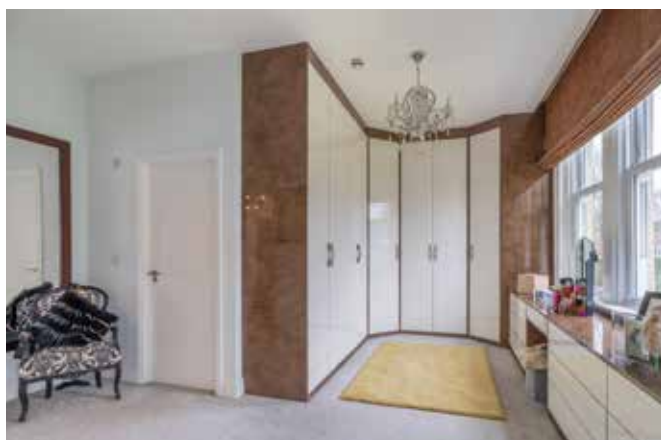


10 000 000 000 000 000
 FLOOR 1: 407 sq ft, FLOOR 2: 500 sq ft, FLOOR 3: 1,175 sq ft, FLOOR 4: 1,402 sq ft, 11 sq ft
 EXCLUDED AREAS: 100 sq ft
 REDUCED HEIGHT BELOW 1.5M: 115 sq ft, 1 sq ft
 TOTAL: 5,647 sq ft, 122 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 1

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.



ly by the Cosmic Gold granite counter tops. NEFF double ovens and a ceramic hob sit under the custom-built extractor hood. The island features the same cabinetry and houses an integrated Neff dishwasher and Caple temperature-controlled wine fridge. The ceramic sink is sunk down into the granite work top and has a Quooker instant boiling water tap. The wall separating the kitchen and dining room has been shortened at either end maintaining an open flow. The formal dining and entertaining area benefits from French doors leading out on to the grounds and terrace. A large sky light gives the room a bright and airy feel. To the rear of the kitchen is a large pantry cupboard and the corridor which runs along the rear of the home also has a separate chefs prep kitchen, laundry room and a boot room with fitted storage in a wonderful teak wood built in.

To the other end of the expansive island is a raised glass tabletop ideal for casual dining and evening cocktails.

The residence has eight superb bedroom suites along with vast reception rooms boasting notably high ceilings with the original crown mouldings wonderfully maintained. A truly incredible 28ft kitchen/dining space opens out on to the estate, together with a converted basement which is currently used as a family games room but would also make for excellent gym facilities.

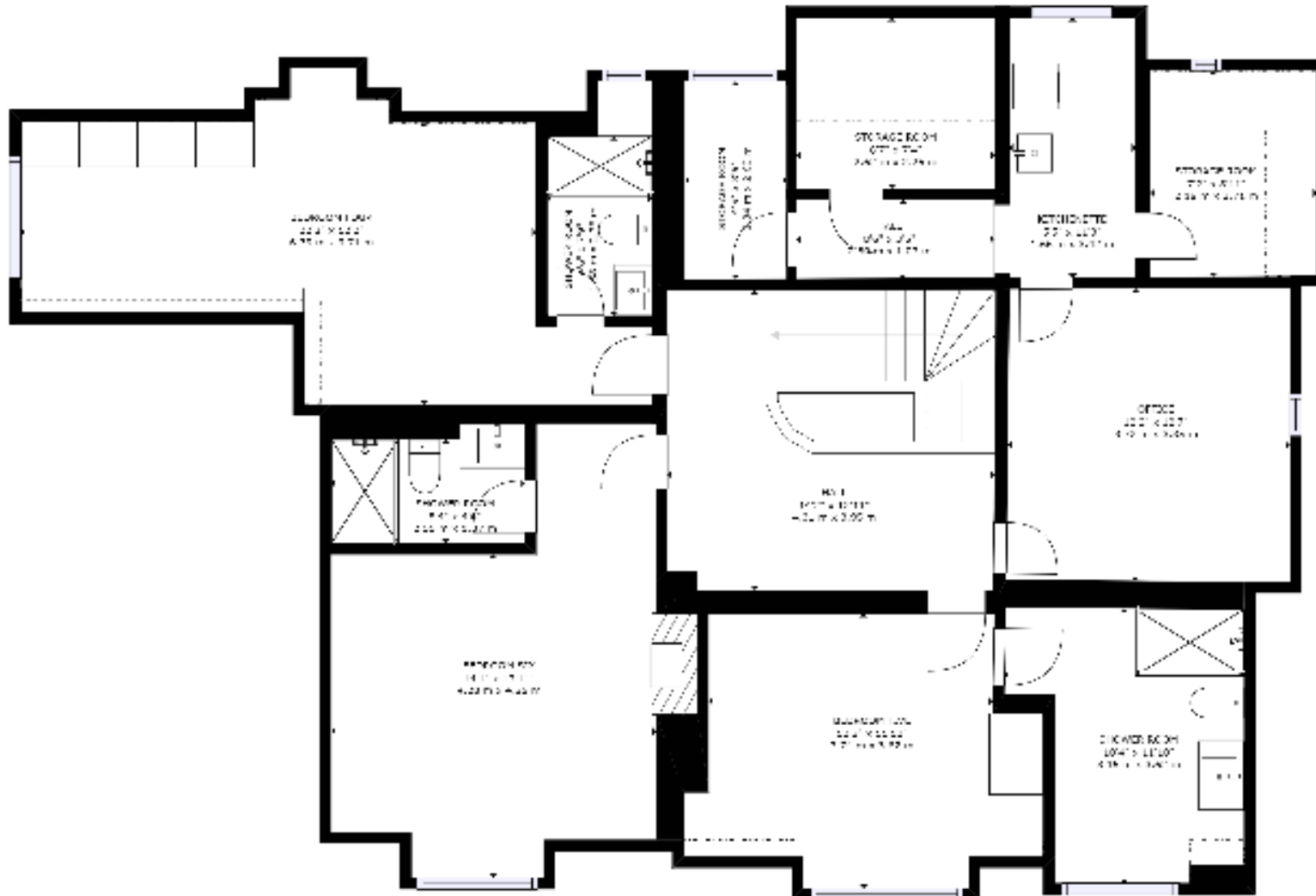




Renovated only a few years ago to a magnificent standard, the manor is made up of beautifully landscaped gardens, extensive terracing and a large custom built wooden gazebo for outdoors entertaining with ample space to add a heated swimming pool (planning permission previously granted) and further scope to expand subject to permissions.

Amble down the zig zag to find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of cafés, bars and restaurants to take in along the way.





SQUARE METERS
 FLOOR 1: 451 sq ft (42 sq m), FLOOR 2: 2620 sq ft (242 sq m)
 FLOOR 3: 1171 sq ft (108 sq m), FLOOR 4: 1482 sq ft (137 sq m)
 EXCLUDED SQUARE METERS (EXCLUDE) include all
 REDUCED HEADROOM BELOW 2.0m: 115 sq ft (11 sq m)
 TOTAL: 17047 sq ft (1582 sq m)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

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.



Lori Leon

lleon@winkworth.co.uk
07918 932490
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

Winkworth

for every step...