



5 BRIGHTLANDS
AVENUE
HENGISTBURY HEAD
BH6 4HG

ASKING PRICE
£875,000

“A substantial four
bedroom, two
bathroom, detached
family home in an
envious location just
200 metres to the River
Stour”

Winkworth

for every step...

ASKING PRICE - £875,000

Four Double Bedrooms
Two Reception Rooms
Two Bathrooms
Spacious Lounge / Dining Room
Outdoor Cabin
Less Than 200 Metres to River Stour
Desirable Location
Garage And Off Road Parking

EPC: TBC | COUNCIL TAX: E | FREEHOLD

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Why Brightlands Avenue?

Brightlands Avenue is ideally located just 230 metres to the popular Tuckton Tea Gardens, adjacent to Wick. Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. Tuckton offers a parade of convenience shops and bus routes to Christchurch, Southbourne and Poole. Southbourne is approximately 1.3 miles away. The high street has been rejuvenated over recent years to include a range of independent cafés, bars, micro breweries and convenience shops. Pokesdown train station is also located nearby for anyone looking to commute. Southbourne beach is less than a mile away where you can find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks.

This substantial four bedroom detached family home enjoys a spacious kitchen including a range of modern gloss cabinets, integrated dishwasher with space for a free-standing range oven and American style fridge / freezer. Counter tops and flooring to complement.

The spacious lounge, dining room is light and airy with double doors providing direct access to the rear garden. There is a further reception room to the front of the property along with a ground floor wc.

Located on the first floor are four double bedrooms with bedroom one enjoying a spacious fully fitted en-suite which includes a bath, separate shower cubicle, wash hand basin and wc. The remaining bedrooms are serviced by the family bathroom which also includes a bath, separate double shower cubicle, vanity unit with wash hand basin and wc, with stylish wall tiles.

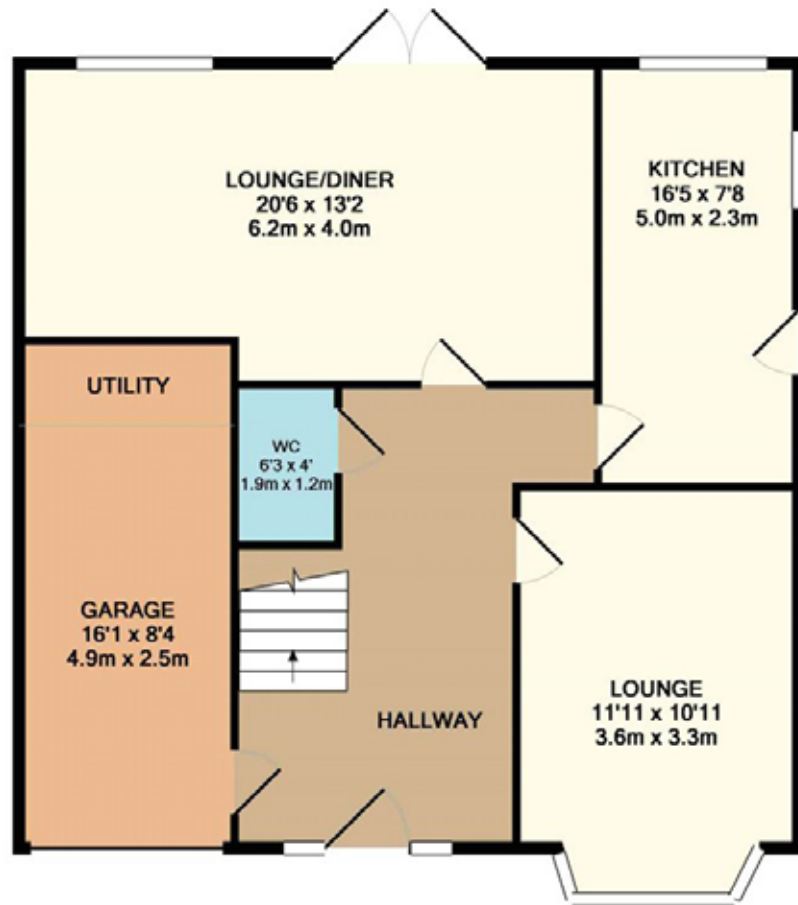


Outside, there is a large patio adjoining the rear of the property ideal for outside dining. Mature shrubs adorn the borders providing a good degree of seclusion with the remainder laid to lawn. To the rear of the garden is a timber cabin with power, light, telephone and internet, making this an ideal home office.

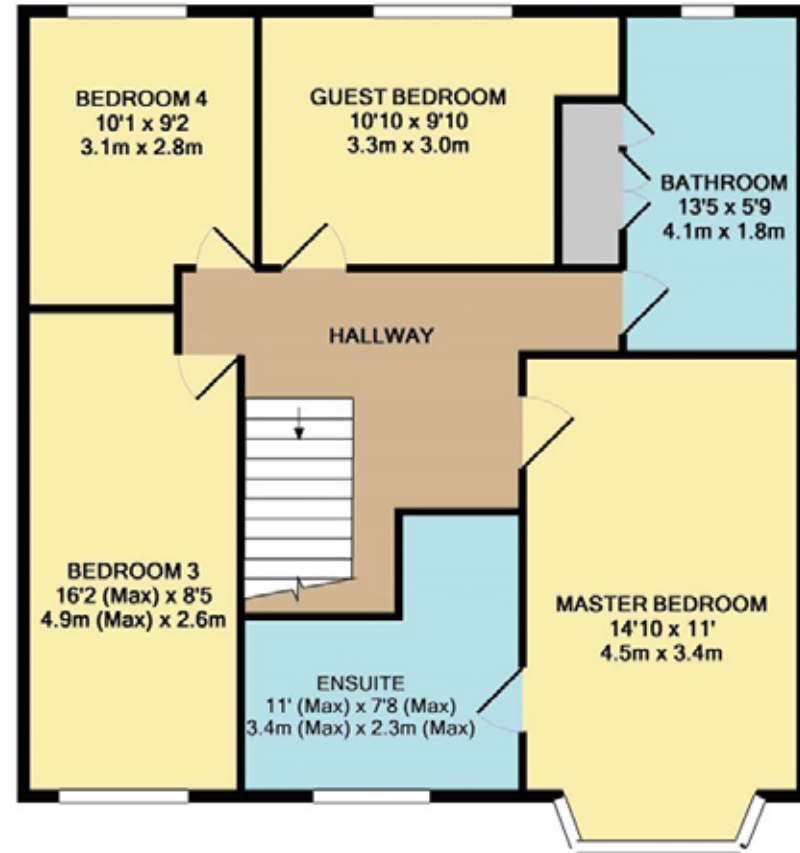
To the front of the property, a shingle driveway provides off road parking for two vehicles, leading to a garage with a utility area to the rear. A door in the garage leads into the hallway of the main house.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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