



17A DANESBURY  
AVENUE  
SOUTHBOURNE  
BH6 3AG

GUIDE PRICE  
£800,000  
FREEHOLD

“A unique four  
bedroom detached  
bungalow set on a  
secluded plot with  
ample off road parking  
and garage, close to  
local amenities“

**Winkworth**

for every step...

GUIDE PRICE £800,000

Four Bedrooms  
Three Bathrooms  
Well Presented Throughout  
Spacious Kitchen / Dining Room  
Secluded Plot  
Off Road Parking For Several Vehicles  
Close To Local Amenities

EPC: C | COUNCIL TAX: E | FREEHOLD: |

01202 434365  
southbourne@winkworth.co.uk





## Why Danesbury Avenue?

This unique property sits on a secluded plot just 450 meters 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 high street is less than 250 meters with a small parade of convenience shops and cafés and bus routes to Bournemouth and Christchurch.

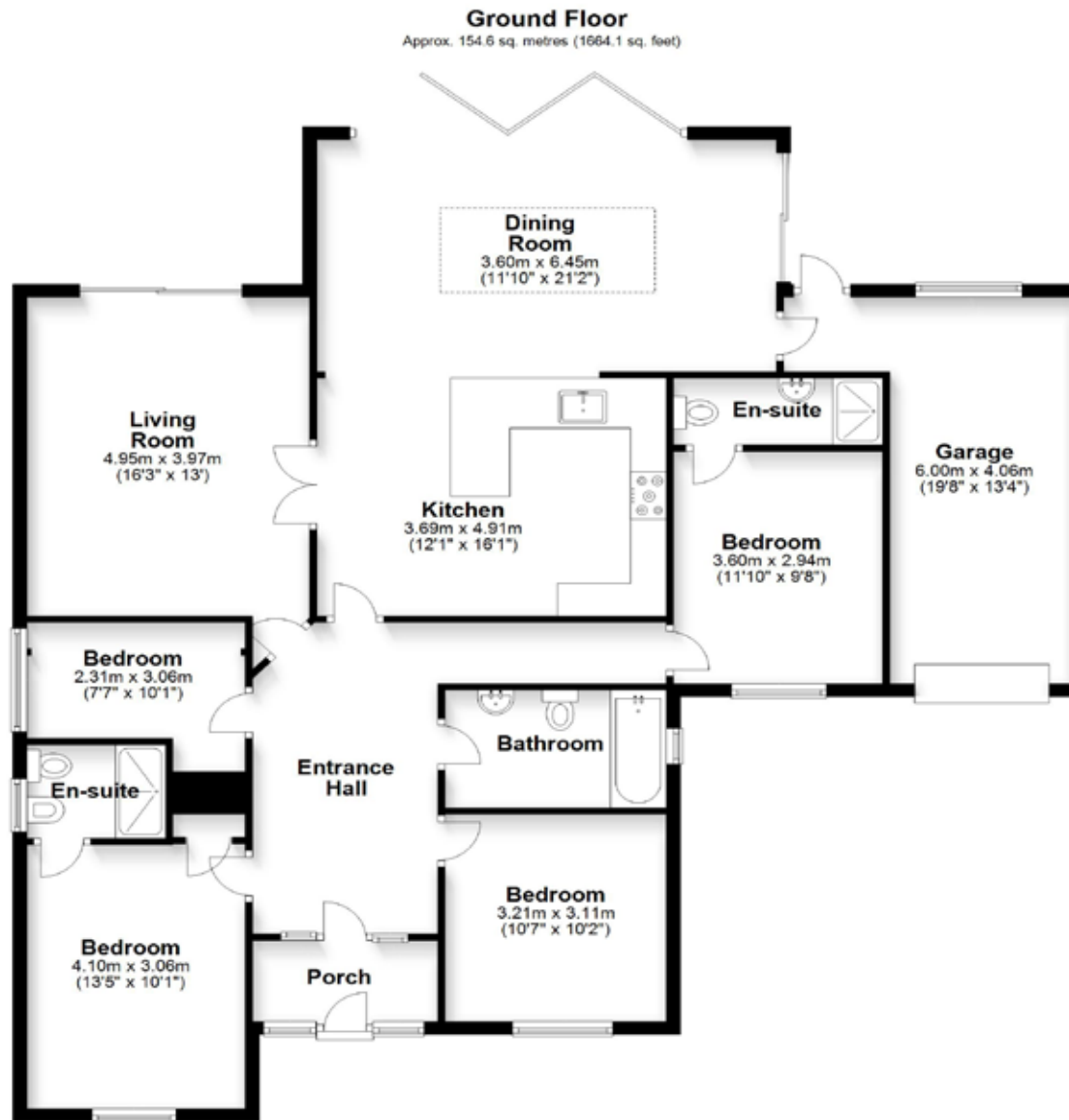
Southbourne high street is approximately a mile away. The high street has been rejuvenated over recent years to include a range of independent shops, cafés, restaurants, micro breweries with nearby Pokesdown train station ideal for anyone looking to commute.

The property has been extended to create a spacious, open plan, kitchen / dining room. With bi fold doors and roof lantern style window, the room is flooded with natural light. The kitchen area has a range of modern fitted cupboards with space for a range style cooker and American fridge / freezer. A breakfast bar provides informal seating for four people. Double doors open through to a lounge enjoying views and access to the rear garden.

There are three double bedrooms, two of which benefit from en-suite shower rooms. Bedrooms three and four are serviced by the family bathroom.

Outside, the property enjoys a wrap around garden to the front side and rear. Mature shrubs adorn the borders with the remainder laid to lawn. The driveway offers off road parking for several vehicles leading to a single garage.





Total area: approx. 154.6 sq. metres (1664.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**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 do not 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.



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

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

“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.”

**Winkworth**

for every step...