



17A DANESBURY
AVENUE
SOUTHBOURNE
BH6 3AG

ASKING PRICE
£775,000
FREEHOLD

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

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for every step...

ASKING PRICE £775,000

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: |

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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.

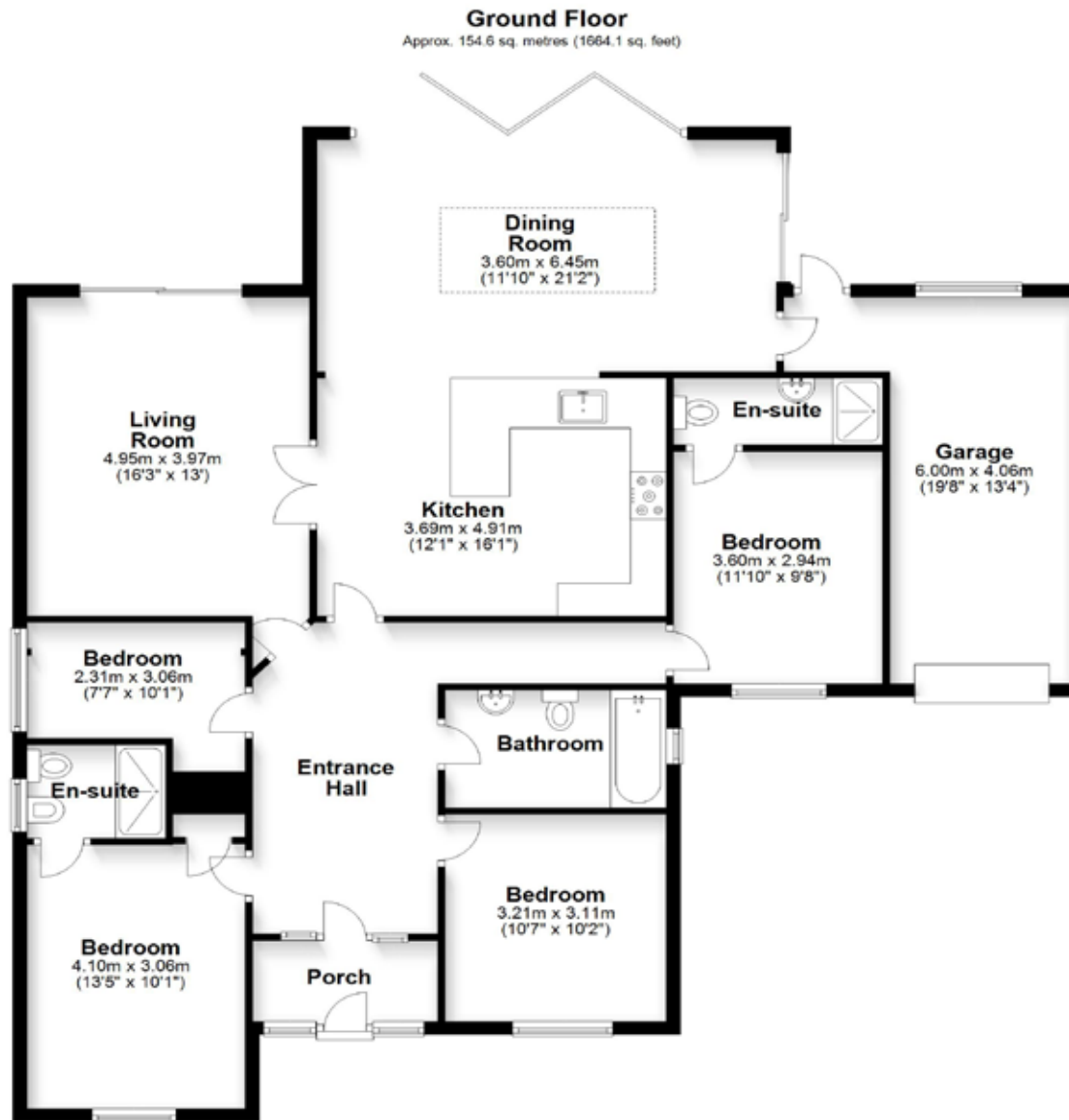
Southbourne high street is approximately a mile away. The high street has been rejuvenated over recent years to include a range of independent shops, cafés, restaurants, micro breweries with nearby Pokesdown train station ideal for anyone looking to commute.

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 (Tel: 01202 556006)
Plan produced using PlanUp.

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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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