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ESTATE AGENTS

**WIMBORNE ROAD, REDHILL**

**BOURNEMOUTH, DORSET, BH10**





# HILLSIDE

- FOUR LARGE DOUBLE BEDROOMS
- UNIQUE DETACHED FAMILY HOME
  - AMPLE OFF ROAD PARKING
  - INTEGRATED DOUBLE GARAGE
    - TWO BALCONIES
- BEAUTIFUL FAR REACHING VIEWS OF THE RIVER STOUR
  - ARCHITECT DESIGNED TO A HIGH STANDARD
  - GAS CENTRAL HEATING | DOUBLE GLAZING
  - GOOD TRAVEL LINKS TO THE REST OF THE UK
    - GREAT SCHOOL CATCHMENT AREA

Edwards Fine & Country are delighted to offer for sale this exceptional and unique, four double bedroom, detached family home located on a quiet residential road. Benefits include being decorated to a high standard, off road parking, an integrated double garage, two large balconies and a private rear garden.

Externally this is a very attractive property, it has white rendered walls with beautiful Purbeck stoning with steps leading up to the front door and one of the balconies. The steps have glass and stainless steel balustrading only adding to the attractive look, along with mature plants to enhance. The front of the property further benefits from off road parking, access to the integrated double garage along with access to the rear garden, the kitchen and the storeroom that is currently used as a gym.

Internally, the front door welcomes you into the warm and spacious entrance hallway that also has a helpful storage cupboard. To the right is the kitchen / breakfast room, that is fully tiled. It has wooden base and wall units, a range of integrated kitchen appliances and a breakfast bar. It offers a large window overlooking the rear of the property and a French door accessing the side, these allow for copious amounts of natural light to flood the room. From the kitchen is onwards access to the separate



dining room. The dining room has stunning far reaching views of the River Stour and woodland with access to one of the balconies through the French sliding doors and a beautiful feature fireplace.

The large living room offers an exceptional feature fireplace that is floor to ceiling Purbeck stone along with double French doors to the patio area of the garden. Like the dining room, the living room also has stunning views of the River Stour. There is also a fully tiled shower room on the ground floor consisting of a shower cubicle, sink unit and WC.

Upstairs are the four double bedrooms with the master benefitting from built in wardrobes. Each bedroom has stunning views of either the River Stour or the exceptional garden. The first floor further has another balcony, again with breath taking views, and a fully tiled family bathroom that consists of a bath, sink unit and WC.

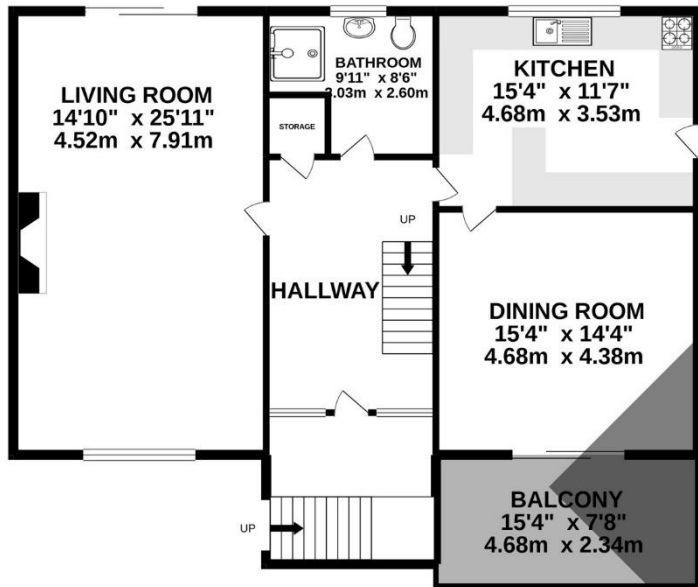
The garden offers an array of colour from all the mature plants, shrubs and flowers with ideal places for a set of table and chairs to sit and look at the picturesque views.

Hillside is conveniently located close to Kinson Centre that offers a range of independent shops and business including a Tesco Supermarket. Pelhams Park recreational Ground and the BH Live Gym and Sports Centre are also nearby. Kinson offers easy access to Wimborne and Ringwood as well as Bournemouth Town Centre with its miles of sandy beaches, along with Bournemouth Airport offering great travel links. Local amenities are within walking distance and it is located in a good school catchment area with Hillview School close by.

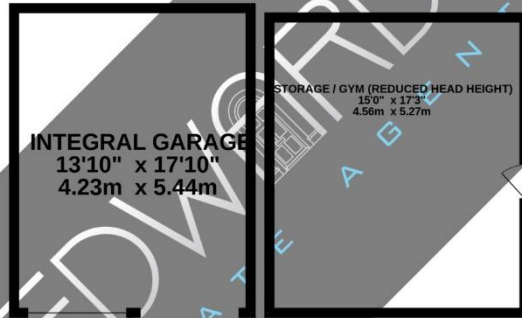
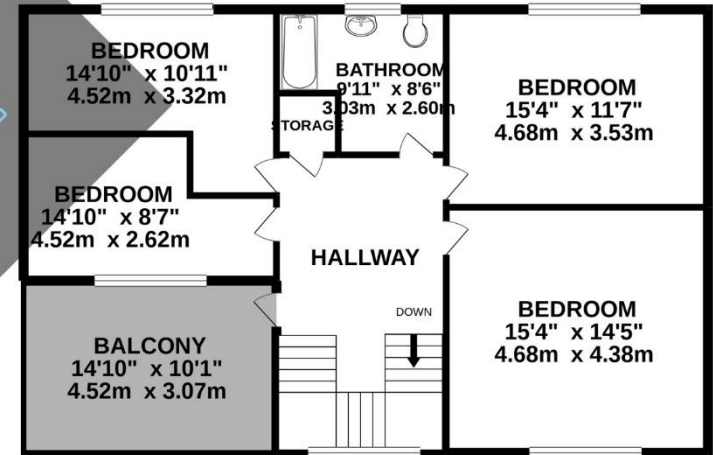
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**GROUND FLOOR**  
1602 sq.ft. (148.8 sq.m.) approx.



**1ST FLOOR**  
892 sq.ft. (82.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2494 sq.ft. (231.7 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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**Bournemouth Sales**

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