



20 BROADWAY  
HENGISTBURY HEAD  
BH6 4HF

OFFERS IN EXCESS  
£650,000  
FREEHOLD

“A four bedroom,  
three reception room  
detached character  
family home on a large  
corner plot with scope  
to extend and  
modernise STPP in the  
enviable Hengistbury  
Head.”

**Winkworth**

for every step...

OFFERS IN EXCESS- £650,000

Four Bedrooms  
Kitchen & Pantry  
Expansive Rear Garden  
Two Reception Rooms  
Character Features  
Off Road Parking  
450m To Christchurch River  
Excellent School Catchments For All Ages

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





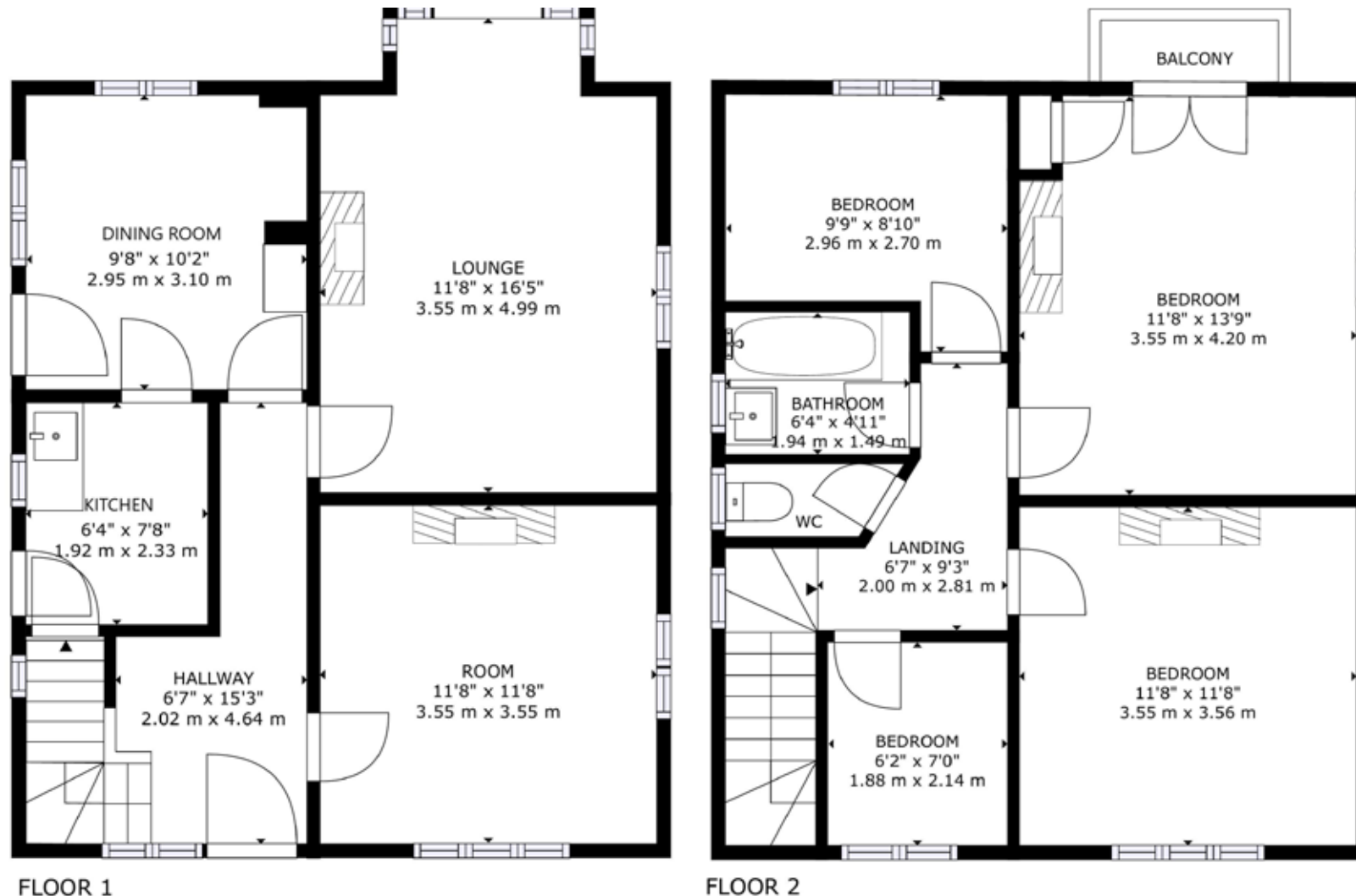
## Why Broadway?

Broadway is set within the sought after Hengistbury Head which a parade of local convenience shops and bus routes. The picturesque Wick village is located nearby where you can take a stroll along the Stour River through to Tuckton where you can enjoy a coffee or an ice cream in the tea gardens whilst admiring the views over to the Priory in Christchurch. Hengistbury head is a fascinating place not only for its wide variety of habitats including heathland, grassland, scrub, woodland, freshwater wetland and coastland but also for its internationally important archaeology and geology. Hengistbury head has something for all the family from dog walks, picnics and even ride on the Noddy train down to Mudeford spit! there is also a 9 hole par 3 golf course for any budding golfers.

This four bedroom, three reception room detached family home has scope to modernise and extend STTP providing the ideal opportunity for anyone looking to create their dream home. There are three reception rooms located on the ground floor along with the kitchen.

Located on the first floor are four bedrooms, two of which have retained the original fireplaces. Bedroom one also enjoys a dual aspect and double doors that lead onto a balcony where you can enjoy the views of the extensive rear garden. All bedroom are serviced by the family bathroom with separate WC. The wrap around garden provides a good degree of seclusion with mature trees and shrubs adorning the borders. A large wooden gate opens to provide off road parking for several vehicles. To the front of the property, a crazy paving pathway leads to an open porch with solid wood character front door.





GROSS INTERNAL AREA  
 FLOOR 1: 581 sq. ft, 54 m<sup>2</sup>, FLOOR 2: 566 sq. ft, 53 m<sup>2</sup>  
 EXCLUDED AREAS: , BALCONY: 14 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 1147 sq. ft, 107 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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...