



46 BARING ROAD
HENGISTBURY HEAD
BOURNEMOUTH
BH6 4DT

OFFERS IN EXCESS OF
£800,000
FREEHOLD

“A three bedroom detached family home, boasting a large rear garden with scope to extend and modernise STPP located in the desirable Hengistbury Head.”

Winkworth

for every step...

OFFERS IN EXCESS OF £800,000

Three Bedrooms
Lounge/ Diner
Ground Floor WC
Off Road Parking For Several Vehicles
Garage
Large Rear Garden
Approx 850m to Southbourne Beach
Scope To Extend And Modernise

EPC: C | COUNCIL TAX: E | FREEHOLD |

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Why Baring Road?

Baring Road is set within the sought after Hengistbury Head which enjoys 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, woodlands, freshwater wetland, and coast land 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 three bedroom detached family home has scope to modernise and extend STTP providing the ideal opportunity for anyone looking to create their dream home. There is a lounge/diner, kitchen and WC located on the ground floor. On the first floor are three bedrooms. Two doubles and one single. All bedrooms are serviced by the family bathroom.

With a garage and off road parking you have plenty of space to park your cars and store any belongings. The garden of this property is roughly 20 metres long giving you that space if you wish to extend the property and still leaving you with a fantastic sized private rear garden. The garden has been well maintained and is a wonderful space to create your own. Additionally the property is situated in excellent school catchments, making it an ideal choice for families.



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 don't 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.



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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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