



£875,000 Guide Price

Baring Road, Hengistbury Head

House | 5 Bedrooms | 2 Bathrooms

01202 289000

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# Step Inside

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## Key Features

- 2,393 sq ft detached home
- Five bedrooms (four doubles)
- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- South-facing garden
- Tandem garage & driveway parking
- Prime Hengistbury Head location
- Moments from the beach
- Council Tax: E - EPC Rating: D

## Property Description

**\*\* Guide Price £875,000 - £900,000 \*\***

A spacious and versatile home in the heart of Hengistbury Head, moments from the beach.

Situated in one of Hengistbury Head's most desirable locations, this extended detached home offers 2,393 sq ft of accommodation and has been a much-loved family residence for over 30 years.

The ground floor offers excellent flexibility, with two separate reception rooms, a spacious kitchen/breakfast room, and a conservatory overlooking the south-facing rear garden. There is also a ground floor WC and a number of built-in storage cupboards in the hallway and kitchen.

Upstairs, there are five well-proportioned bedrooms, four of which are comfortable doubles, served by both a family bathroom and a separate shower room, providing convenience for family living.

The rear garden is a particular highlight, enjoying a sunny southerly aspect and a high degree of privacy. It is stocked with mature shrubs, fruit trees, a vegetable patch and greenhouse, perfect for gardening enthusiasts.

Additional benefits include a driveway providing off-road parking, and a double-length (tandem) garage offering further parking or storage.

While the property is well presented, it offers scope for modernisation, presenting an exciting opportunity for a new owner to create a bespoke family home in this highly sought-after coastal setting.

## Main Particulars

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Council Tax Band: E

Tenure: Freehold

Located in the desirable Hengistbury Head area, this property offers a relaxed coastal lifestyle just a short stroll from award-winning Blue Flag beaches, renowned for their clean, golden sands - perfect for swimming, paddleboarding, or scenic walks along the promenade. The SoBo Beach Restaurant & Bar is another local favourite for relaxed dining by the sea.

The nearby Hengistbury Head Nature Reserve and Mudeford Spit offer beautiful walking routes, with The Beach House Café & Bar providing beachside food and drinks. A seasonal ferry from the spit connects to Mudeford Quay for further seaside dining and views.

Southbourne Grove, the vibrant local hub, features independent shops, cafés, and restaurants, while Seafeld Gardens provides tennis courts, a bowling green, and open green space.

Transport links are excellent, with Christchurch Station around a mile away and Pokesdown Station nearby, offering services to Bournemouth, Southampton, and London Waterloo. Regular local buses provide easy access to surrounding areas.



2



4



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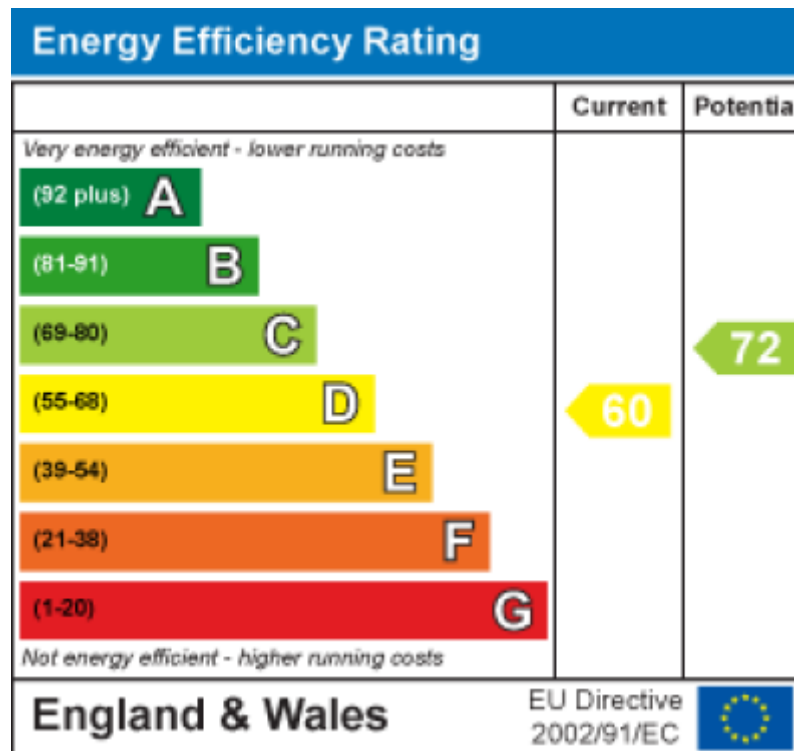
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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