

DANEHURST
— ESTATE AGENTS —



HARLAND ROAD, HENGISTBURY HEAD, BH6 4DN

Guide Price £800,000 - £850,000



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* Sold From Off Market Viewing *

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Positioned in the highly sought-after coastal location of Hengistbury Head, this beautifully maintained four bedroom detached home offers spacious, well proportioned accommodation and a generous south-westerly facing rear garden.

The property has been lovingly cared for and offers a welcoming feel throughout. At the heart of the home is an impressive dual-aspect living and dining room, originally two separate reception rooms, now providing a spacious setting for both everyday living and entertaining. A feature bay window allows natural light to fill the room, while an attractive open fireplace creates a welcoming focal point and patio doors lead directly onto the rear garden.

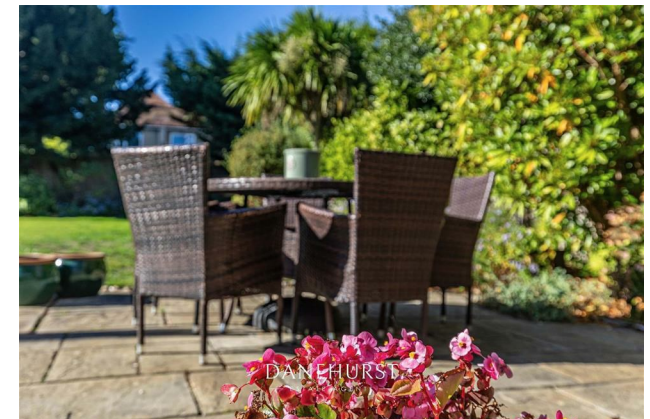
The kitchen/breakfast room enjoys views across the garden and offers ample space for informal dining, with direct access to the outside. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, four bedrooms provide flexible accommodation for family living, visiting guests or those requiring a home office. Two generous double bedrooms are complemented by a further smaller double bedroom, a single bedroom and a family bathroom.

Outside, a driveway provides off-road parking and leads to the garage, while the beautifully established rear garden is undoubtedly one of the property's standout features. Enjoying a desirable south-westerly aspect, it offers an extensive lawn, a generous patio ideal for outdoor dining and entertaining, and mature trees and established borders that provide a welcome sense of privacy.

The size of the garden also presents an opportunity for those wishing to extend or further enhance the property in the future, subject to the necessary planning permissions and consents.

The location is equally appealing, with Hengistbury Head's stunning coastline, sandy beaches, scenic coastal walks and surrounding natural spaces all within easy reach.



- Attractive 4 Bedroom detached house
- Sought After Location
- Beautiful South West Garden
- Walking distance to the Coast
- Attractive Triple Aspect Sitting Room
- Kitchen / Breakfast Room
- Downstairs Cloakroom
- Potential to extend (STPC)
- Integral Garage
- Council Tax Band EPC rating





Location

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.

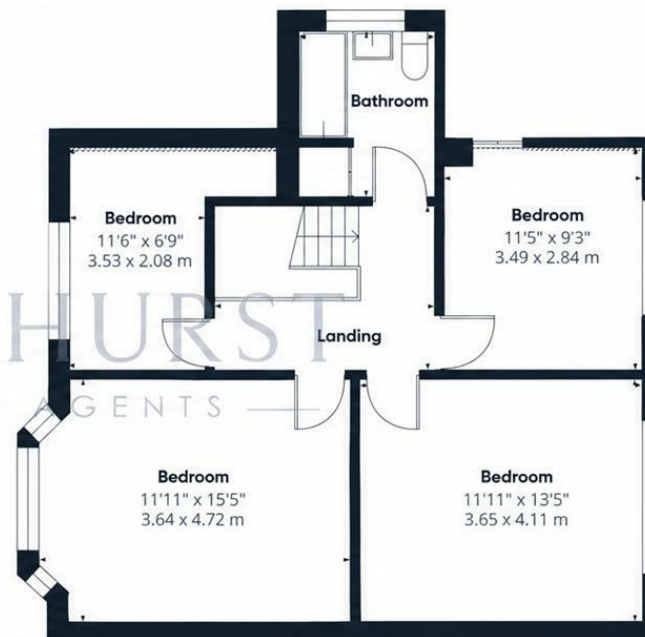
Southbourne Grove, the vibrant local hub, features independent shops, cafés, and restaurants, while Seaford Gardens provides tennis courts, a bowling green, and open green space.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1423 ft²

132.2 m²





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