



Price Guide £1,100,000

5 Grasmere Road, Bournemouth, BH5 1LS



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A large 5 bedroom character property built circa 1922 offering substantial accommodation. Situated in a prime location in Boscombe Manor only 0.3 miles to Boscombe Overcliff and access to the beachfront.

This spacious house is in very good order throughout, it has a homely feel with a modern meets character finish. The current owners have retained lots of the original features and have enhanced the property to include a modern kitchen and bathrooms, plus bi-fold doors from two of the principal rooms. A real feature of the property is the large reception hall with colourful, original tiled flooring and fireplace. The whole house has a very spacious feel with light and airy rooms with the bi-fold doors maximizing natural light into the house.

Accommodation comprises of entrance porch with original double entrance doors, large reception hall, large open plan kitchen/dining/family room, sitting room, garden room and ground floor W.C. The first floor comprises of a five double bedrooms, ensuite shower room, further shower room and family bathroom. The loft area is fully insulated and boarded with electric supply. There is scope to convert the loft area to create extra accommodation if required (subject to the necessary plans & permissions.)

Externally the front of the house has a carriage driveway providing plenty of parking, the EV charging point has been discreetly installed to the side of the house. The rear garden is a westerly aspect enjoying all the afternoon and evening sun. There is a decked area adjoining the house and further seating area to capture the later day sun, the garden comprises of a large lawn area surrounded by mature borders. To the side of the house there is space to create a larger garage or to build an extension / annexe (subject to planning permission.)

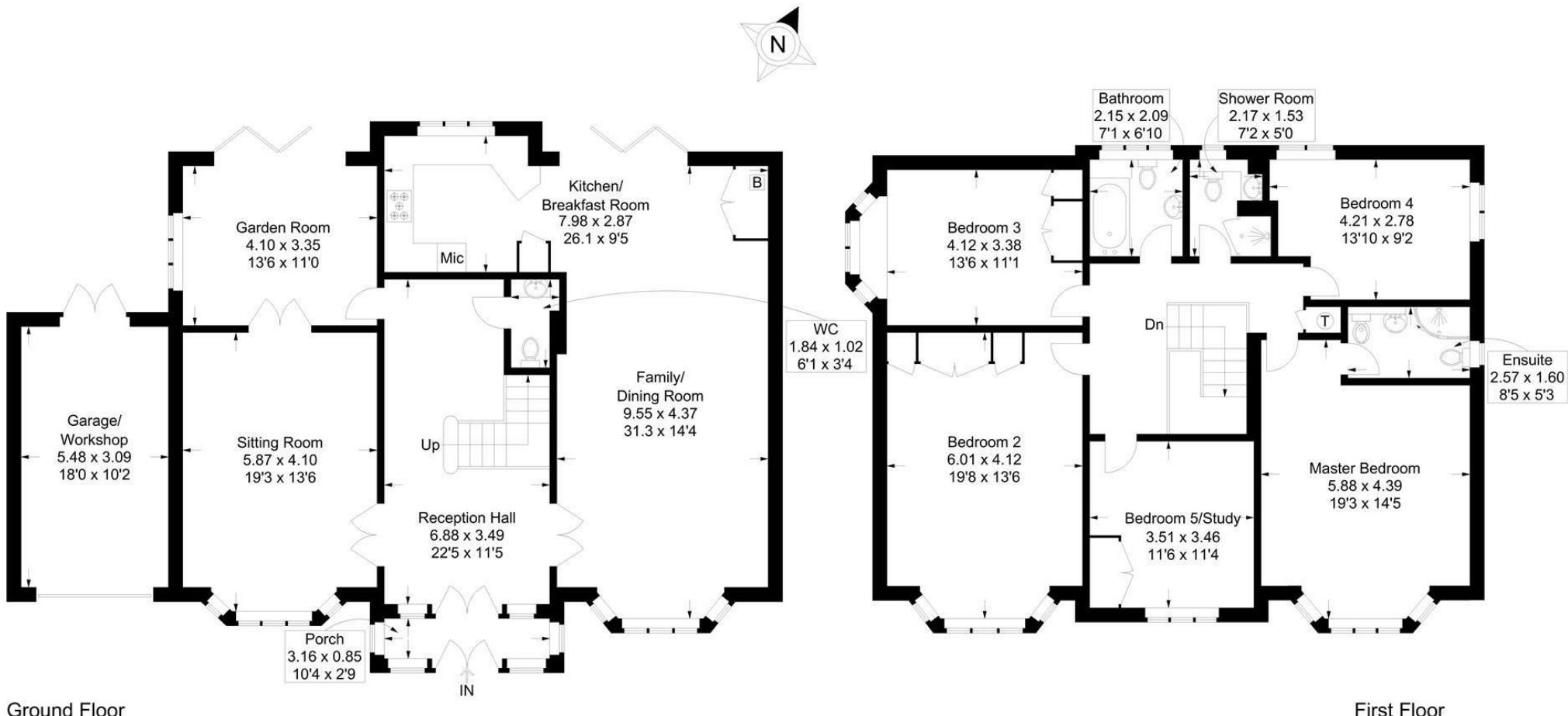
Boscombe Manor is steeped in history with connections to Sir Percy Florence Shelley and Mary Wollstonecraft Shelley, novelist and author of Frankenstein. The manor estate comprises of tree lined roads with large detached character properties. Just a short walk away is Shelley Park, offering tennis facilities, open green space and a theatre. Approximately ten minutes stroll away are cliff top walks from where stunning sea views stretching from the Isle of Wight to the Purbeck Hills can be enjoyed. Various different pathways lead to the seven miles of sandy beaches and also just under a mile away is Southbourne Grove with a good range of independent restaurants, delis and shops. Bournemouth town centre is under three miles distance, both Pokesdown and Bournemouth train stations have a direct link to Waterloo, London.

FEATURES & SPECIFICATIONS

- Substantial character house
- Popular location
- Feature entrance hall
- Original fireplaces
- Bi-fold doors to rear garden
- EV charging point
- UPVC double glazing
- High ceilings and picture rails
- Pressurised heating system
- Cavity wall insulation

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Approximate Gross Internal Area = 255 sq m / 2745 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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