



10 Bridle Crescent, Iford, Bournemouth, Dorset, BH7 6SJ
Offers In Excess Of £475,000



RARELY AVAILABLE! - Viewing Day - Saturday 2nd April - Please call to book your appointment, starting from 9:30am.
 Stunning detached house with annex extension - Beautiful outlook from the rear overlooking the River Stour - 3/4 bedrooms and three bathrooms in the main house, plus a 1 bedroom 1 bathroom annex.

This detached house is located in the sought after location of Bridle Crescent, Iford. The main house has versatile accommodation consisting of a good sized lounge and separate reception room/bedroom, a ground floor shower room and a kitchen at the rear.

Upstairs there is a spacious master bedroom with adjoining sun lounge which offers beautiful views over the River Stour in total privacy. The master bedroom joins a 'Jack & Jill' style en-suite bathroom which has a bath and separate shower and also has the benefit of the view.

In addition to this there is a further double bedroom and en-suite shower room at the front of the property with a large bright bay window.

The third bedroom is a single and is also located at the front, with a similar bay window.

The property has been extended on the ground floor to incorporate a one bedroom annex. This can be accessed with its own separate entrance or via the kitchen of the main house.

Accommodation in the annex includes its own utility area (kitchenette without fixed cooking appliances), a lounge with patio doors and superb views of the garden and beyond as well as a separate bedroom and shower room. The annex also has a separate utility/hobby room with wash hand basin accessed via an external door.

This set up offers a multitude of potential uses and family living arrangements and could make an ideal purchase for anyone combining two families in one property.

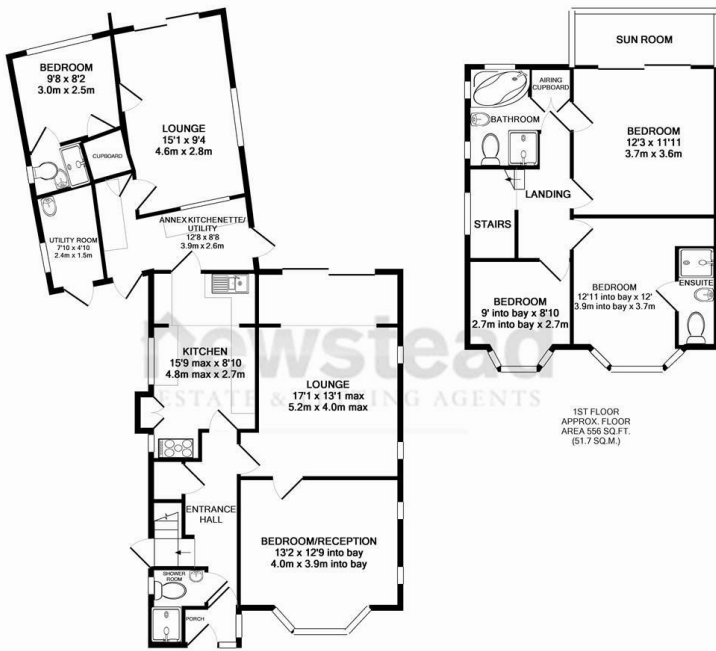
Outside the front garden has parking for 2/3 cars as well as space to the side where there is a courtyard area and access to the annex.

The rear garden has a secluded covered patio area which can be directly accessed via the main lounge or annex utility area. In addition to this there is a sun terrace at the rear of the annex and a tiered garden leading down to a large wooden storage shed and poly-tunnel (for any of you with green fingers).

At the bottom of there garden there is a lockable access gate which gives direct access to the bridleway at the rear which adjoins the river.

Houses like this do not come up for sale very often and we expect interest to be high. Please get in touch with us to arrange your viewing appointment starting strictly from 9:30am on Saturday 2nd April.

Tenure: Freehold
 Council Tax Band D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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