



**14 Clowes Avenue, Hengistbury Head, Bournemouth, Dorset, BH6  
4ES**





**DREAM HOME BY THE SEA** - This contemporary styled detached property is located in one of Bournemouth's premier locations, just a stone's throw from the beach at Hengistbury Head. Clowes Avenue is arguably the most sought after road in the immediate area and properties such as this are rarely available to purchase.

The house has been newly renovated and extended to provide spacious accommodation over two floors. The ground floor has a superb kitchen/family room with a beautiful tiled floor and high quality kitchen with all the appliances you could wish for. There is also a separate matching utility room. The modern bi-fold patio doors open onto the stunning garden at the rear making an ideal space for Summer entertaining.

In addition to this there is a spacious lounge with feature fireplace and also has rear access to the garden.

The ground floor also has a study/office, downstairs WC and an additional reception room/bedroom with its own shower room.

The stunning entrance hall has access to the principal rooms as well as having a beautiful oak staircase which leads to the bright first floor landing.

On the first floor, the master bedroom has a Juliet balcony overlooking the rear garden as well as a fantastic dressing room with bespoke fitted units. The dressing room leads through to the en-suite bathroom which has a walk-in shower, corner bath and contemporary sink with vanity unit and WC.

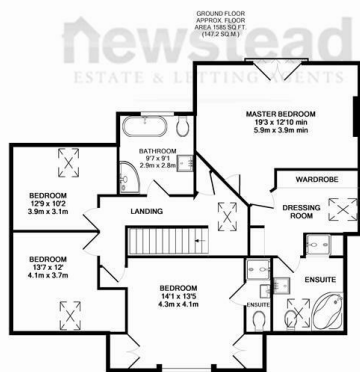
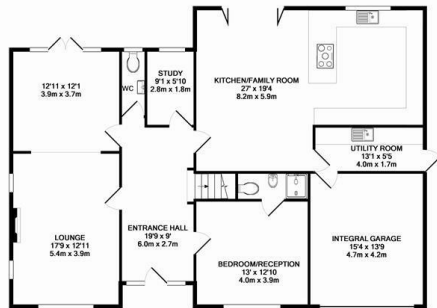
The second bedroom is also a lovely size and also has a stylish en-suite shower room and fitted wardrobes.

In addition to this there are two further bedrooms and a spacious family bathroom with double shower, large bath, sink with vanity unit and WC.

Outside the front garden has newly block paved front driveway for several cars and gives access to the integral 'one and a half' sized garage.

Side access paths on both sides lead to the rear garden which gets sun throughout the day and has excellent privacy provided by the established hedges on all sides. The garden has a large patio and newly laid lawn for ease of maintenance.

If you're looking for an idyllic home by the sea, please don't miss out on this opportunity. call us today for a viewing - Newstead 01202 430108



GROUND FLOOR  
APPROX. FLOOR AREA: 1065 SQ.FT.  
(11412 SQ.M)<sup>2</sup>

1ST FLOOR  
APPROX. FLOOR AREA: 1188 SQ.FT.  
(11013 SQ.M)

TOTAL APPROX. FLOOR AREA: 2272 SQ.FT. (257.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan, compliances, measurements of blocks, windows, doors and any other items are approximate and to responsibility is taken for any errors. All rooms are shown as they are. The floor plan is provided for information only and does not constitute a contract. The services, systems and equipment shown have not been tested and no guarantee is given as to their operation or efficiency. Call the agent. Made with Metacore (2015)

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