



94 Lowther Road, Charminster,  
Bournemouth, Dorset, BH8 8NS

Asking Price  
£549,950

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94 Lowther Road, Charminster, Bournemouth, Dorset, BH8 8NS

A substantial detached house with lots of original features and plenty of character such as leaded and stained glass windows, ornate coving and stripped wooden flooring. The accommodation comprises of lounge, dining room, kitchen / breakfast room, five bedrooms, two bathrooms and large rear garden.

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#### The Property

A large detached residence with plenty of original features and character remaining such as ornate coving, part wooden panelled walls, fireplaces to both the lounge and dining room, plus leaded and stained glass windows to the reception hallway and landing. The property comprises of five bedrooms (one of which is on the ground floor), an impressive formal lounge overlooking the rear garden, dining room, large kitchen / breakfast room with some built-in appliances, two bathrooms plus ground floor cloakroom. There is a vast amount of loft space which already has the benefit of a staircase leading to it which would be ideal for conversion (subject to relevant planning permission). Outside the property has ample off-road parking to the front for several vehicles whilst the rear garden is laid to lawn with well established trees and hedging.

#### Entrance

Entrance with hard wood, leaded and stained glass ornate window, door and side windows leading into entrance lobby. Smooth ceiling and light point, radiator, door with stained glass and leaded effect window above, opening through to hallway. From the lobby there is a door leading to:

#### Cloakroom

Coved and papered ceiling with light point, obscure glazed window to front aspect, dado rail, low-level wc, small pedestal wash-hand basin.

#### Hallway

Ornate coving and smooth ceiling with light point, wooden flooring, part wooden panelled walls, alcove with door to under stairs storage space and ornate wooden surround. Doors to all ground floor principle rooms and staircases leading to first floor landing with stained glass and leaded window to front aspect.

#### Dining Room

17'3" x 14'5" (5.26m x 4.4m)

Ornate coved and papered ceiling with light point, window to front aspect, radiator, two wall light points, open fireplace with original ornate tiled and wooden surround and mantel, various power points.

#### Lounge

19'9" X 16'7" (6.02m X 5.05m)

Square bay window to rear aspect, two double panelled radiators, door to rear aspect, ornate coved and smoothed ceiling with inset ceiling down lighters and ceiling fan. Fireplace with gas fire, wooden surround and marble hearth, to either side there is cookcases with inset down lighters and cupboards below; original wooden flooring, various power points, heating thermostat.

#### Kitchen/Breakfast Room

14'3" x 14'5" (4.34m x 4.4m)

Double-glazed window to rear aspect, range of wall and base level units with granite work surface over and full height cupboards. Inset five ring gas hob with extractor hood over, inset oven and microwave oven, butler sink with mixer tap, integral washing machine and dish washer, central heating control, various power points, tiled splash-backs, wood Vaneer flooring, door opening through to bedroom 5.

#### Bedroom 5

9'3" x 8'4" (2.82m x 2.54m)

Window to side aspect, coved and textured ceiling with light point, dado rail, double panelled radiator, various power points, part glazed panelled double doors opening through to bathroom.

#### Bathroom

8' x 5'7" (2.44m x 1.7m)

With white suite comprising side panelled bath, sink with vanity unit, window to front aspect, coved and textured ceiling with light point, Linoleum flooring.

#### First Floor Landing

Return staircase from the hallway leads to the first floor landing with ornate coved and smoothed ceiling and light point, one radiator, doors to all principle rooms.

#### Bedroom 1 12'9" (3.89m) into bay x 12'9" (3.89m) to wardrobe doors

Double-glazed bay window to rear aspect, ornate coved and papered ceiling with light point, two double panelled radiators, original wooden flooring, power points, telephone point, range of built-in wardrobes, two to either side of the bed area, further double wardrobes.

#### Bedroom 2

12'9" (3.89m) into bay x 12'5" (3.78m)

Ornate coved and textured ceiling with four inset ceiling down lighters, double-glazed bay window to front aspect, various power points, double panelled radiator, the room has been designed in a Japanese style with a raised sunken bed area with wood effect laminate flooring.

#### Bedroom 3

10'6" (3.2m) x 10'4" (3.15m) plus window recess

Double-glazed window to rear aspect, textured ceiling with ceiling light point, one double panelled radiator, one cupboard providing shelving, two cupboards to either side of the bed both with shelving.

#### Dressing Room/Bedroom 4

5'7" (1.7m) to wardrobe doors x 9'3" (2.82m)

Double-glazed window to rear aspect, textured ceiling with light point, one radiator, range of built-in wardrobes.

#### Bathroom

8'4" (2.54m) x 12' (3.66m) Plus window recess

Smooth ceiling with light point, two inset ceiling down lighters over the shower area, double-glazed bay window to front aspect, raised tiled area with sunken Jacuzzi bath, wash-hand basin with mixer tap over, large shower with various jets and shower heads with seating area, tiled flooring, radiator.

#### Separate wc

Smooth ceiling and light point, original opaque glazed window to side aspect, radiator, low-level wc, small pedestal wash-hand basin.

#### Loft Space

Separate area with a leaded and stained glass window to the front aspect, open tread staircase leads up to the loft space which would be ideal to be converted into a master suite or two further bedrooms and bathroom.

#### Outside

The front of the property is laid to asphalt driveway with off road parking for several vehicles. To the rear the garden is predominately laid to lawn with various well established trees, shrubs and hedging to both sides and rear. There is a paved patio immediately abutting the rear of the property area side access and garden shed.

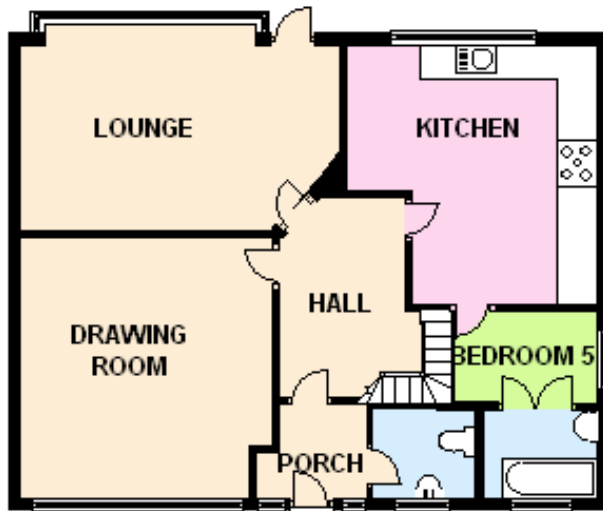
#### Fixtures and Fittings

To be confirmed.

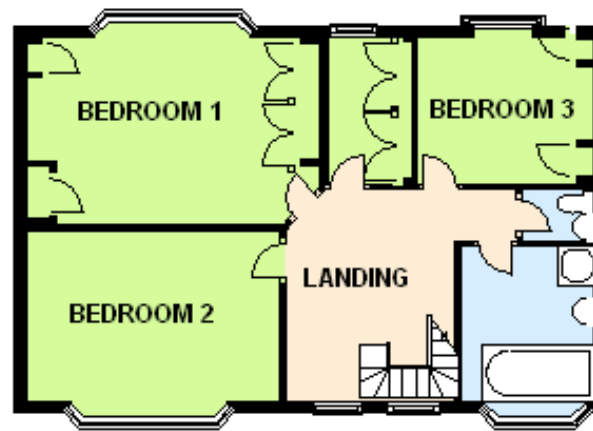
#### Services

Mains water, electricity and gas central heating, none of which has been tested.

## GROUND FLOOR



## FIRST FLOOR



TOTAL AREA: APPROX. 143.9 SQ. METRES (1548.8 SQ. FEET)

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.

### Method of Sale

The property is offered for sale by private treaty.

### Tenure

Freehold.

### Local Authority

Bournemouth Borough Council.

### Council Tax

Band E. £1,706.21 per annum (for 2008/2009).

### Viewing

Strictly by prior appointment with YOUhome®, 101 Old Christchurch Road, Bournemouth, Dorset, BH1 1EP.

Tel No: 01202 544500.

### Directions

From our office at 101 Old Christchurch Road take the first exit at the roundabout onto Dean Park Crescent. Proceed onto the slip road from the A338/Wessex Way and get into the far right-hand lane before the roundabout. Take the third exit at this roundabout onto Wimborne Road. Proceed straight on at the main set of traffic lights and straight on at the next roundabout onto Charminster Road. Take the second right into Lowther Road where the property can be found on the right-hand side.

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#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to YOUhome®.

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