





HOUSE & SON

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A charming character original cottage circa 1900's with red brick elevations under a pitched roof. Located within the 'heart' of Winton. A generous corner plot which offers parking and garage via Stanfield Road, allowing access from Privett Road.

The property offers versatile accommodation, currently arranged as two first floor bedrooms, first floor bathroom and three separate ground floor reception rooms. This home has the capacity to be a four bedroom and ground floor shower room.

The property is offered with vacant possession and no forward chain!



COVERED PORCH

Versatile porch. Tiled step up. Wooden front door to entrance hall.

ENTRANCE HALL

12' 4" x 5' 8" (3.76m x 1.73m)

Feature stairwell, newel posts and hand rail. Understair recess. Radiator.

GROUND FLOOR WC/SHOWER

Tiled shower enclosure, electric shower, low level WC.

SITTING ROOM/BEDROOM FOUR

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to front. Radiator. Purbeck stone fireplace with display mantle. Agent's note: Stone fireplace (subject to necessary checks).

DINING ROOM/GROUND FLOOR BEDROOM THREE

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to front. Wooden surround fire place, step up hearth. Dado rail. Radiator.

INNER HALL

9' 1" x 8' 10" (2.77m x 2.69m)

Radiator. Wooden cabinet for storage. LCD inner central heating. Access door to rear garden, further access to kitchen and lounge from inner hall.

LOUNGE/DINER

16' 9" x 14' 7 irregular shape" (5.11m x 4.44m)

UPVC double glazed window to rear with direct access onto lawned private rear garden. Radiator.

Agent's note: return personal door to attached garage.

KITCHEN

9' 9" x 7' 9" (2.97m x 2.36m)

Window to rear overlooking lawned rear garden. Stainless steel sink unit and drainer with mixer taps over, fitted range of eye level units, further complementing range of base units incorporating drawers, roll top work surfaces over. Part tiled walls. Space for cooker, gas point, space for fridge/freezer, space for washing machine. Floor mounted gas fired boiler.



STAIRS TO FIRST FLOOR LANDING

Stairwell rising to first floor landing. Feature split level landing. Double glazed window to front. Access to loft.

FIRST FLOOR BEDROOM ONE

12' 2" x 11' 2" (3.71m x 3.4m)

Two double glazed windows to front. Radiator.

FIRST FLOOR BEDROOM TWO

12' 4" x 11' 4" (3.76m x 3.45m)

Two double glazed windows to front. Radiator.







BATHROOM

9' 0" x 8' 1" (2.74m x 2.46m)

Obscure double glazed window to rear. Airing cupboard with lagged tank. Further two door storage. Bath with taps over, fitted shower over. Tiled walls. Pedestal wash hand basin. Low level WC. Radiator. Extractor fan.

OUTSIDE FRONT

Brick boundary wall, inset gate. Pathway to porch/front door. The front garden is easy maintenance.



GARAGE

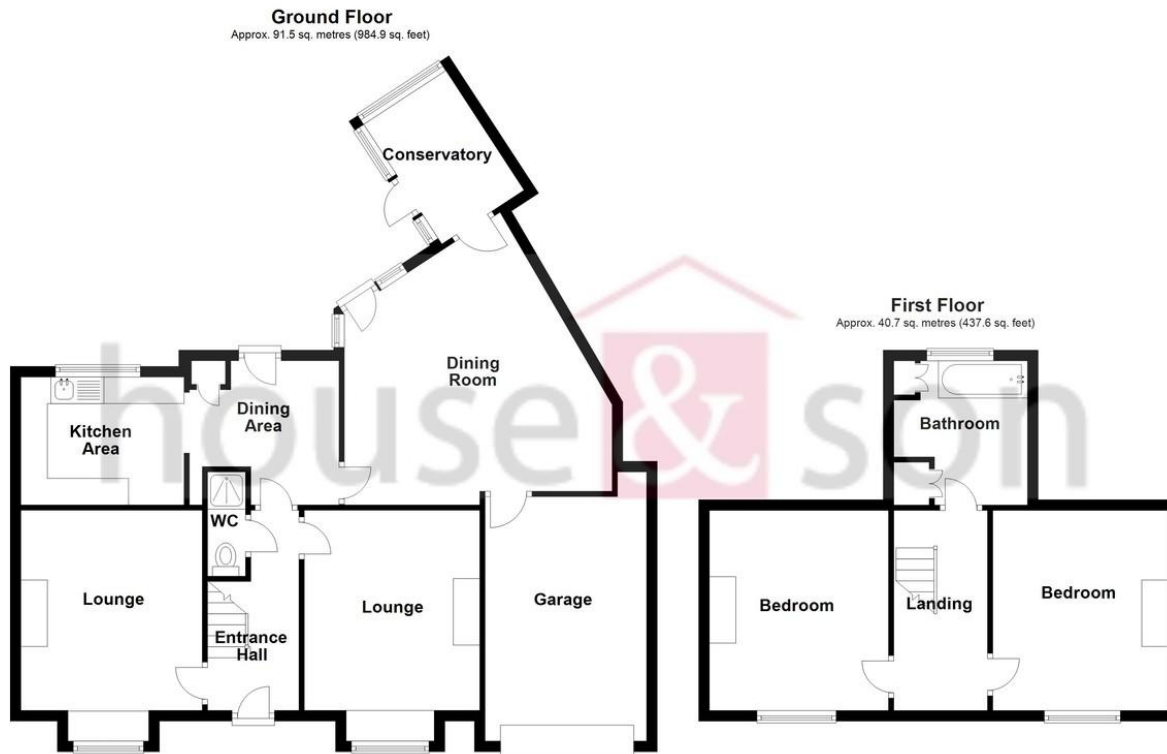
14' 9" x 9' 0" width internal measurements" (4.5m x 2.74m)

Attached garage to side 'up and over' door to lounge.

REAR GARDEN

The garden is wall enclosed, corner plot. Lawned garden with vegetable plot to rear. Access via double gates to Privett Road. Sunny aspect.





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Energy performance certificate (EPC)

98 Stanfield Road BOURNEMOUTH BH9 2HA	Energy rating	Valid until:	3 February 2035
	F	Certificate number:	0442-3046-6202-5315-4204
Property type	Detached house		
Total floor area	112 square metres		