



**HEARNES**

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**Muscliffe Lane  
Throop, Dorset BH9 3NW**

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## FREEHOLD PRICE £530,000

A sympathetically refurbished and cleverly extended, three/four bedroom, two bathroom and one/two reception room, chalet style house situated on a good sized, private plot which is approaching one fifth of an acre. Kingsthorpe enjoys a superb, tranquil semi-rural location within close proximity to The River Stour and Throop Mill with the stunning countryside and picture postcard setting which is ideal for secluded, riverside walks. Kingsthorpe falls within the catchment area for Muscliffe Primary School.

This beautiful family home offers versatile accommodation that has been substantially improved by the current owners to a very high standard over the last nine years, managing to retain its character and charm with a superb blend of traditional, original and modern features. The use of high quality materials is evident throughout with solid oak skirtings and architraves complimented by oak veneered doors and beautiful travertine and limestone flooring through both the modern en-suite shower room and family bathroom. In addition, there is natural slate flooring in the dining room/bedroom four, kitchen, utility room and cloakroom. These areas have thermostatically controlled underfloor heating (except in the utility room and cloakroom).

There is a 28ft triple aspect lounge with double glazed French doors leading out onto the garden with a large, double glazed window with original stained glass enjoying a front aspect with feature, circular stained glass window and original stained glass windows either side of a beautiful open fire place which has a granite hearth and inset with wooden surround. The spacious and separate dining room enjoys a dual aspect with a large, original bay window with stained glass appreciating an extremely pleasant outlook across the front garden.

A superb feature of the property is the beautifully finished kitchen/breakfast room which has high quality Corian work surfaces, gas fired Aga (available by separate negotiation), integrated Neff oven, hob and New World extractor hood above, integrated Neff fridge and dishwasher. There is a double glazed Velux roof window flooding this wonderful family area with an abundance of natural light with ample space for table and chairs. An attractive tiled floor continues through into the utility room where there is a Butlers sink. Also on the ground floor, there is a separate cloakroom which has been finished with a modern white suite.

Stairs rise to the first floor accommodation with a large feature stained glass window located on the half landing. There is an impressive 19ft master bedroom with part vaulted ceiling enjoying a dual aspect with an air conditioning system, as well as benefitting from a good sized en-suite shower room with large walk-in shower cubicle. Bedroom's two and three are both good sized doubles and are served by a sumptuously finished family bathroom incorporating panelled bath with mixer taps and shower hose with shower over and glass shower screen.

The rear garden faces a southerly aspect and measures approximately 90ft x 40ft. The garden is split into three areas with a large timber decked entertainment area with inset lighting adjacent to the rear of the property. A path leads down to two separate lawned areas, both enclosed by mature shrubs and hedging and within the garden there are also various outside power points. The front garden measures approximately 85ft x 40ft, with Kingsthorpe being well set back from the road. A long front and side block paviour driveway provides generous off road parking for numerous vehicles with lockable wrought iron side gates enclosing the side driveway. The front garden is mainly laid to lawn with numerous mature trees and shrubs, giving a private and secluded feel.

The detached single garage measures 20ft 4in x 9ft 4in, has double metal front doors, light and power.

The property benefits from double glazing, a gas fired central heating system and modern wiring (rewired and re-plumbed approximately 10 years ago).

Castlepoint Retail Park and Bournemouth's schools for girls and boys are located approximately 1.5 miles away, whilst the major seaside towns of Bournemouth and Poole are located approximately 4 and 8 miles away respectively. Ferndown's town centre is located approximately 4.5 miles away.

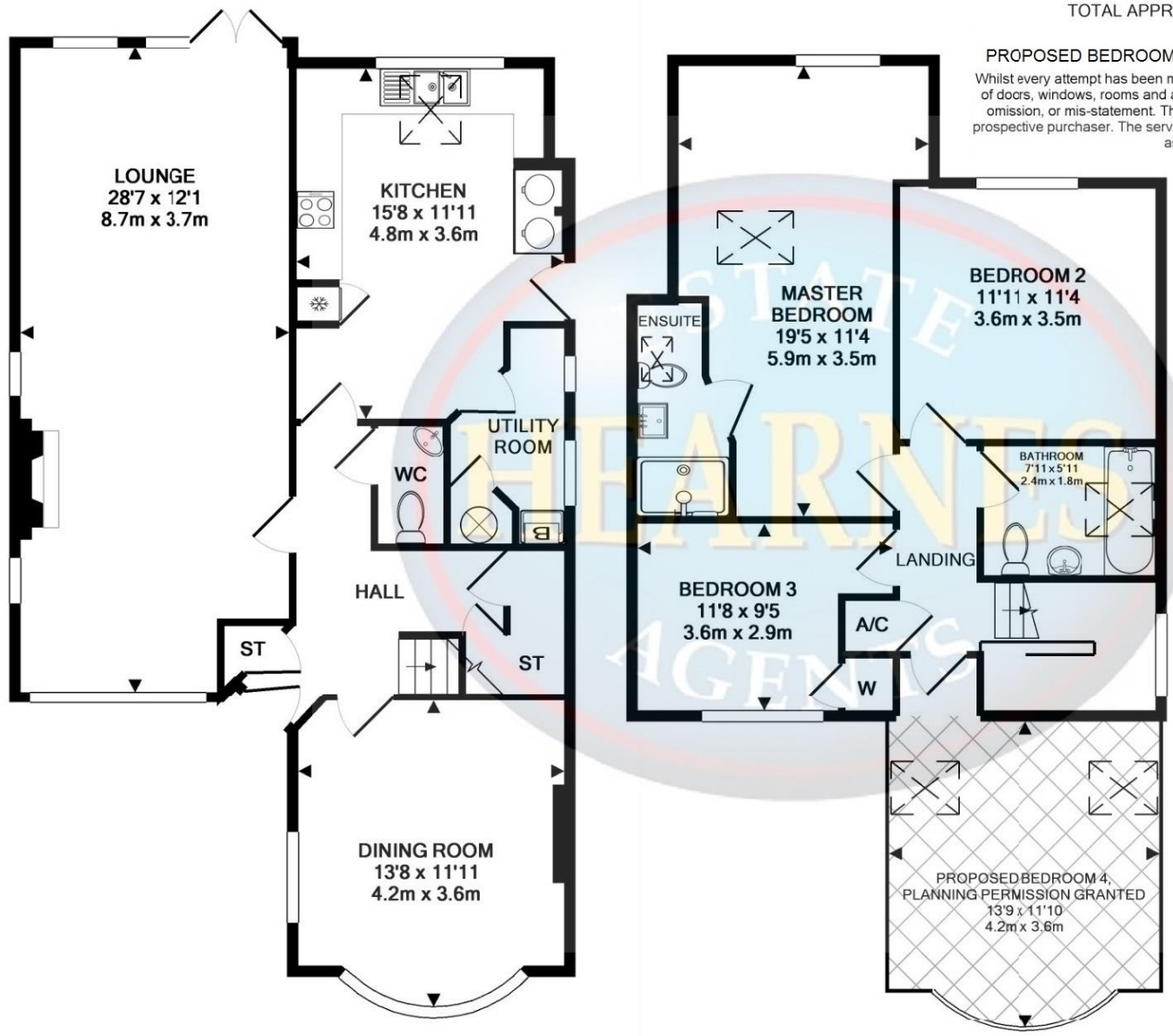
**COUNCIL TAX BAND: E**

**EPC RATING: D**

**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







TOTAL APPROX. FLOOR AREA (NOT INCLUDING BEDROOM 4)  
 1594 SQ.FT. (148.1 SQ.M.)

PROPOSED BEDROOM 4 TOTAL APPROX. FLOOR AREA 172 SQ.FT. (16.1 SQ.M.)

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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