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**HOLDENHURST VILLAGE**  
BOURNEMOUTH, BH8 0EE







# GUIDE PRICE £675,000

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Goslings is an exceptionally spacious three bedroom semi-detached family home, in the sought after location of Holdenhurst Village. This stunning home offers a detached garage, extensive off road parking, accessible lift, extensive south-west facing garden, as well as much more. Built in 1998, this property boasts a premium finish and contemporary style throughout and viewing is highly recommended.

Goslings offers a porch area to the front door, once inside you are welcomed into a spacious hallway that has an accessible lift to the first floor, as well as a helpful under-stairs cupboard. From the hallway is access to the sitting room with a feature fireplace, double French doors to the garden, and entrance to the conservatory. The conservatory also benefits from double doors to the garden, and heating for the cold winter months.

From the hallway is access to both the kitchen and dining room, as well as a downstairs toilet, consisting of a WC and sink. The open plan kitchen / dining room offers stone worktops, a Bosch oven, Neff electric hob, Miele dishwasher and washing machine. The dining room has French doors to the garden.

Upstairs from the large landing are the three double bedrooms, a family bathroom, as well as an en-suite bathroom to the master bedroom. The master bedroom has fitted over and side storage, a large window overlooking the garden offering copious amounts of natural light. The fully tiled en-suite bathroom has a bath, shower, WC and sink. The further two double bedrooms also offer large windows, one overlooking the garden and the other to the front of the property.

The private south-west facing garden offers a large patio area, perfect for family BBQ's in the summer months and an extensive lawn area. The detached garage has access from both the front of the property as well as back entrance from the garden. In front of the garage is Goslings driveway with accommodation to fit up to five cars.

Goslings is located in Holdenhurst Village with The River Stour close by with footpaths around the attractive





countryside. Bournemouth Town Centre is close by offering award winning sandy beaches, as well as plenty of shops, bars and leisure facilities, and Bournemouth train station providing convenient, regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo, placing the rest of the beautiful UK at your fingertips. Castlepoint Shopping Centre is also within easy reach being less than two miles away, boasting plenty of high street retailers and supermarkets. Goslings is also in a great school catchment area with Bournemouth School for girls, The Bishop of Winchester Academy as well as others nearby.

Located a short distance north of the centres of Bournemouth and Christchurch, the small Dorset hamlet of Holdenhurst sits tucked away off the A338 just a field away from the banks of the beautiful River Stour. This modern farmhouse style home occupies a desirable spot in an enclave of attractive detached homes.

#### Additional Information

Agents Note: There is limited paperwork available for the property

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lift access

Flood Risk: Low but refer to gov.uk, check long term flood risk

Conservation area: Yes

Listed building: No

Tree Preservation Order: Not known

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





# Holdenhurst Village Road, Holdenhurst Village, Bournemouth, BH8

Approximate Area = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1261385



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