

FOR SALE

26a Cavendish Road,  
Bournemouth, Dorset BH1 1RG



PHILIPPA SOLE





£1,195,000

Contemporary 4 bedroom detached house

Large open plan kitchen/dining/living room

High-spec Home Cinema

Luxury family bathroom and en suite shower room

Large level landscaped plot

Zoned audio throughout, smart lighting & gigabit broadband

Over 2000 sq/ft of accommodation

Ample off road parking

Council Tax Band G - £3579.59

Freehold

## About this property

An exceptionally well presented, four double bedroom, family home. Extensively redesigned and refurbished by the present owners to a very high standard throughout. With zoned open plan living and separate cinema room in the main house and separate gym/yoga studio with sauna (5+ person) to the far end of the garden.

Backing on to the old Dean Park Cricket ground, you hardly realise how close you are to the hustle and bustle of every day life.

This exceptionally well presented property is approached via electric gate giving access to ample off-road parking and large single garage. The present owners have taken on a programme of work creating a modern, stylish property in keeping with current trends. The open kitchen/dining/day room has been cleverly created with it's own zoned areas and yet with a natural open flow. The kitchen is fitted with a high end range of units and integrated appliances with French doors from both here and the lounge to the porcelain paved terrace. Also on this level is the cinema room, large utility room and wc. The first floor provides 4 good sized bedrooms, the principal with luxury en suite shower room and double opening doors to the Juliet balcony and elevated views of the garden. The other three bedroom are serviced by the family bathroom.

Outside, the garden, which offers a good degree of seclusion, has been created with family and entertainment in mind. From the the large paved terrace, to the circular fire pit area and the separate lawns perfect for sunbathing or a game of football. To the far end of this garden is the fitness studio but could easily be used as a home office, depending on your needs.

## Location

Dean Park is in the heart of Bournemouth and yet one of the best kept secrets of the area. For commuting, Bournemouth railway station, with a direct line to London Waterloo in approximately 2 hours is around half a mile away. You are surrounded by parks and woodland walks; the most popular being Meyrick Park with a challenging 18 hole golf course, fitness club, running routes and of course the annual open air concerts by the Bournemouth Symphony Orchestra, being less than half a mile in distance. For shopping and entertainment you are a down hill stroll to Bournemouth town centre and slightly further to the award winning sandy bathing beaches. The highly regarded Talbot Heath School is just over two miles and of course the world famous Sandbanks, providing a variety of water sports is just a short car journey away.



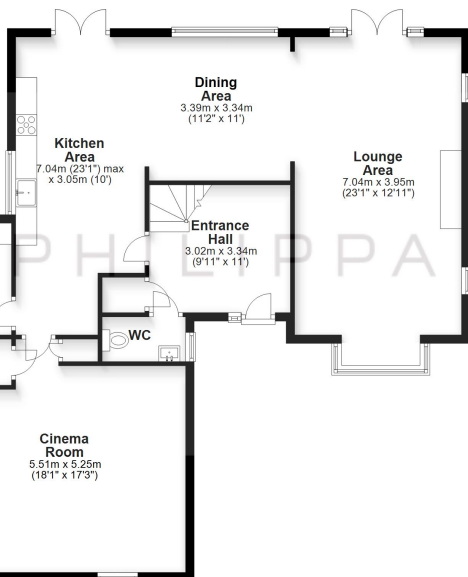






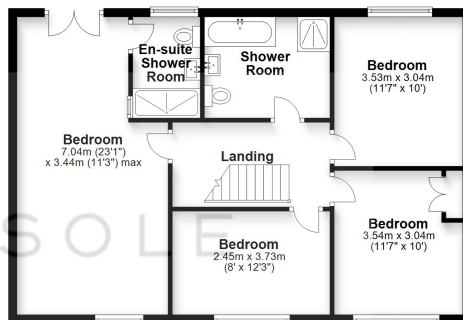
#### Ground Floor

Main area: approx. 114.7 sq. metres (1234.3 sq. feet)  
Plus garages, approx. 22.0 sq. metres (236.9 sq. feet)



#### First Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



Main area: Approx. 188.3 sq. metres (2026.6 sq. feet)  
Plus garages, approx. 22.0 sq. metres (236.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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