



**HEARNES**

WHERE SERVICE COUNTS

A truly exceptional detached home having undergone extensive modernisation and remodelling creating a high specification home offering an impressive 2700 sq ft of accommodation. The luxury accommodation features four bedrooms, four bath/shower rooms, separate living room and study along with a stunning open plan kitchen/dining/living room with bi-folding doors opening onto the beautifully landscaped, private rear gardens. The property is ideally situated in a cul de sac and within a moments walk of Bournemouth Town Centre and the award winning sandy beaches via the beautiful Bournemouth Gardens.

The property is offered for sale with no forward chain.

On entering the property a vaulted hallway, with a cantilevered staircase with glass panel banister and balustrade leading to the first floor, provides access to all ground floor accommodation. A feature of the property is the stunning open plan kitchen/dining/living room measuring in excess of 28ft and opening onto the rear garden via double bi-folding doors. A bespoke, high specification kitchen offers a comprehensive range of floor and wall mounted units, along with large island unit, all finished with a matching work surface and comprehensive range of integrated appliances. A separate living room also overlooks and provides access to the rear garden. Two of the property's bedrooms are located on the ground floor, both of which are double in size, with one benefitting from a bespoke en suite shower room. The ground floor accommodation is complete with a separate study/bedroom five, utility room and luxury bathroom.

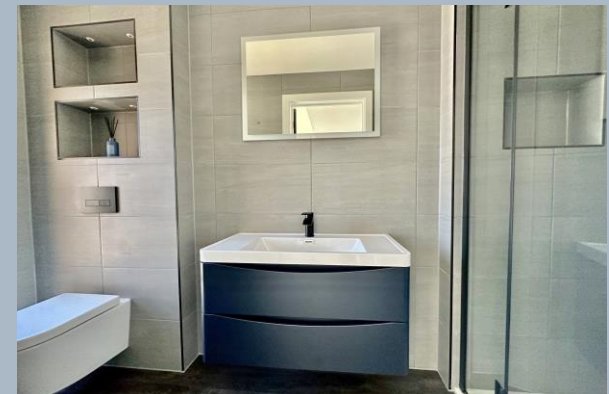
Situated on the first floor there is a large mezzanine level creating an ideal study or seating area. The two remaining bedrooms are double in size both with their own en suite shower rooms.

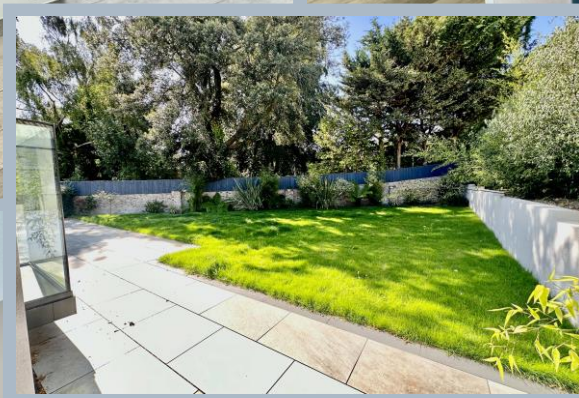
Externally the property is situated within a private, sunny aspect plot with a large seating area providing the ideal space for outdoor entertaining or al fresco dining with the remainder of the garden laid to lawn with established borders. To the front an attractive block paved driveway provides ample off road parking.

**EPC RATING: C**

**COUNCIL TAX BAND: G**

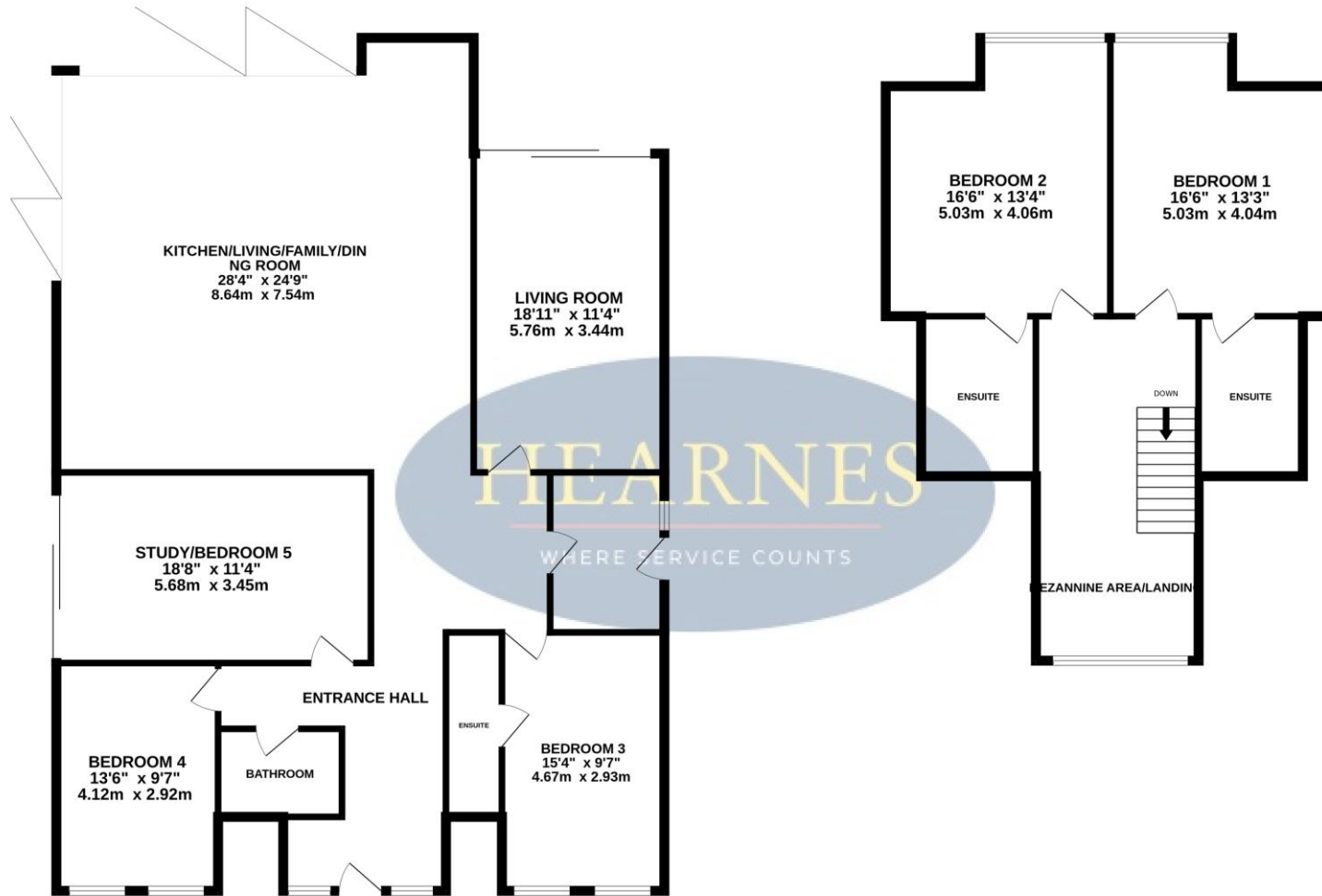
**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2702sq.ft. (251.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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