



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 2585 sq.ft. (240.2 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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11 Leven Close, TALBOT WOODS, Dorset BH4 9LP

Guide Price £950,000

The Property

Nestled in a quiet cul de sac, this exceptional property offers a serene setting with its generous grounds and picturesque surroundings to the rear. This much loved home, originally constructed by the builder for his own use, affords an expansive and thoughtfully designed interior - the welcoming entrance sets the tone with a large reception hall that doubles as a casual dining area, open plan to this is a cantilevered conservatory for indoor-outdoor living. A beautifully appointed and integrated kitchen/breakfast room sits to the front, and a relaxing 24' living room adorned with stunning garden views sits to the rear alongside the separate dining area. Four generous bedrooms are served with a 'Jack & Jill' bathroom, and for added convenience there is a ground floor cloakroom. Further enhancing the appeal of this home are the magnificent gardens to the rear, a gardeners paradise, offering a haven of tranquility and natural splendour.

For wine enthusiasts, indulge your passion for fine wine with the bespoke circular underfloor wine store, and in addition to this, the property boasts a purpose built wine storage facility offering additional space to accommodate even the most discerning collector's needs.

The property occupies a lovely quiet position situated at the head of a cul de sac in the highly sought after area of Talbot Woods. Bournemouth town centre is less than a mile away with its wide and varied range of shopping facilities and leisure pursuits with award winning beaches beyond. Also within comfortable reach is the vibrant village of Westbourne which has a more eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding towns and main line train station in Bournemouth with links to London Waterloo.

GENEROUS DINING/RECEPTION HALL

A welcoming and generous reception/dining hall with sight lines to the beautiful gardens, feature stone wall.

CANTILEVERED CONSERVATORY

22' 0" x 16' 2" (6.71m x 4.93m) A lovely seating area to enjoy the stunning garden outlook, tiled floor, radiator.

CLOAKROOM

Wash basin inset in vanity unit, w.c., tiled flooring, tall standing double opening cupboard.

KITCHEN/BREAKFAST ROOM

14' 0" x 11' 4" (4.27m x 3.45m) Beautifully appointed with an extensive range of wall and base units with integrated appliances, work surface with inset induction hob, pan drawers below and AEG extractor unit above, unit housing double oven, integrated dishwasher, space for fridge/freezer, full height double slide out pantry unit, further wall units and breakfast bar area, fitted water softener, tiled floor, double glazed window.

UTILITY ROOM

10' 0" x 7' 5" (3.05m x 2.26m) Inset sink with drainer, space and plumbing for washing machine, two double opening cupboards housing the boiler and drying cupboard with radiator, further storage cupboard.

LIVING ROOM

24' 0" x 14' 4" (7.32m x 4.37m) Featuring two large double glazed picture windows with stunning views over the gardens and beyond, further double glazed side window, door leads to the garden and terrace, open fireplace with matching hearth and mantel.

DINING ROOM

11' 4" x 10' 0" (3.45m x 3.05m) Double glazed window to the side, radiator.

FIRST FLOOR LANDING

Return staircase to the spacious landing, retractable ladder gives access to a good size, part boarded loft.

BEDROOM ONE

17' 11" x 11' 5" (5.46m x 3.48m) Double glazed window to the rear with lovely open view, triple wardrobe, radiator, door to 'Jack & Jill' en-suite/bathroom.

BEDROOM TWO

12' 6" to wardrobe front x 12' 1" (3.81m x 3.68m) Double glazed windows to the side and rear with open aspect view over the gardens

BEDROOM THREE

13' 10" including wardrobe x 11' 10" (4.22m x 3.61m) Double glazed front and rear windows, radiator, built-in triple wardrobe and office furniture including desk, cabinet and drawer space, further useful home office furniture including inset cabinets and displays, radiator.

BEDROOM FOUR

13' 10" to wardrobe front x 10' 4" (4.22m x 3.15m) Double glazed window, radiator, door to additional room/potential en-suite 10' 0" x 7' 5" (3.05m x 2.26m) Window to the rear, sloped ceiling, radiator.

JACK & JILL BATHROOM

11' 4" x 6' 4" (3.45m x 1.93m) Four piece suite comprising panelled bath with side taps and wall mounted shower attachment, low level w.c., wash hand basin inset in vanity unit, corner shower cubicle with wall mounted shower. Radiator, double glazed window to the side, return door to Bedroom One.

FRONT OF PROPERTY

The property is approached via block paved driveway which provides extensive off road parking for numerous vehicles, flower and shrub borders, gate leads to side access.

DOUBLE GARAGE

18' 1" x 17' 9" (5.51m x 5.41m) Electric door, power and lighting, rear window, access to the wine cellar.

CIRCULAR IN FLOOR WINE CELLAR

Custom designed for the current owners - this unique feature holds in the region of 1000 bottles.

MATURE GARDENS

A particular feature of the home are the beautifully manicured and meticulously tended grounds, the established setting allows you to enjoy utmost privacy with a picturesque backdrop. Immediately abutting the property is a terrace which leads down on to the shaped lawn area with feature central flower bed, the gardens extend into a further garden section and then in turn to an area with timber shed with power. The grounds and outlook are truly fabulous with an open vista for some distance over the surroundings.

PURPOSE BUILT WINE STORE

Conveniently located to the side, it is temperature controlled, fully lined, and insulated, ensuring optimal conditions for wine storage.

COUNCIL TAX - BAND G