

FOR SALE

49 Elgin Road, Talbot Woods,  
Bournemouth, Dorset BH3 7DJ



PHILIPPA SOLE



£1,595,000

—  
Stunning 1930's detached house  
with many original features

4 Bedrooms, all en-suite

Six reception rooms

Approximately 5183 sq/ft of  
accommodation

Exceptional presentation  
throughout

South facing garden

Versatile and spacious  
accomodation

Close to transport links, Talbot  
Heath School and Meyrick Park

Council Tax Band G - £3413.73  
Freehold

## About this property

Absolutely stunning, detached, character house, positioned on a beautifully landscaped southerly aspect plot. The main house includes: Contemporary fitted kitchen with an additional prep kitchen, four double bedrooms all with luxury en suite bath/shower rooms and four receptions. Leading to an entertainment area with: garden kitchen, media room, art studio and hobbies room. Approached via electric gated entrance with driveway providing ample off-road parking for in excess of nine vehicles and garage.

Sweeping through the electric gates you are immediately greeted by the presence and grandeur of this beautiful family home. On entering, the impressive reception hall, with polished oak panelling, high ceiling and turned spindled staircase to the first floor galleried landing, with commanding leaded window, sets the tone and style to be found throughout. Where to start; The lounge continuing with the oak panelling, has some charming features with original fitted corner cabinets, deep bay window and doors to the sun lounge/dining room which leads via patio doors to the garden. From here is open plan into the kitchen. The kitchen is the heart of the house, from the imposing octagonal window to the central island/breakfast bar. With an exceptional amount of fitted units and high end integrated appliances all complemented by granite worktops. Also on the ground floor is the study, luxurious wc, prep kitchen/utility and more formal rear dining room. All of the bedrooms are beautifully presented, each with individual style and fitted with luxury en suite shower/bathrooms. The principal suite is completely unique. There are so many elements to describe, from the private south facing sun terrace, a sumptuous en suite bath/shower room with Silver Travertine tiling and underfloor heating, mood lighting and body jets to the shower cubicle, your own personal spa. However the height of luxury and indulgence is found at the top of the glass and wood staircase to your own fully fitted dressing room, which completes this principal bedroom. Adjoining the house, a two story entertainment area provides versatility of use. The ground floor with garden kitchen and media room and the first floor with two more rooms service by a shower room. Perfect for a growing family, working from home or home and income, the options are endless. The south facing garden has been created for easy maintenance. The limestone terrace, which is perfect for entertaining, leads straight onto the level lawned garden. There is a calmness with the sound of the water falling into the goldfish pond, mood lighting and garden chalet, perfect as a gym/yoga studio. This property offers so much, that you have to view to appreciate it's versatility.

## Location

Local facilities include the West Hants Lawn Tennis & Leisure Club, Meyrick Park with its 18-hole golf course and leisure club as well as the highly regarded Talbot Heath Girls School, all are within walking distance from the property. Transport links are all within easy reach, Bournemouth railway station is just over 2 miles away providing a direct line into London Waterloo in approx 2 hours. Bournemouth town centre offers shopping, restaurants and entertainment facilities with award-winning, blue flag beaches approximately 2.5 miles away.

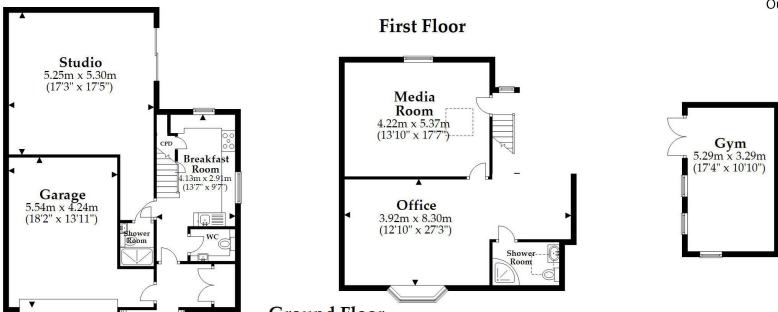




House Internal Floor Area: approx 326.1 sq. metres (3511 sq. feet) excludes void  
 Annexe Internal Floor Area: approx 114.8 sq. metres (1236 sq. feet)  
 Garage Internal Floor Area: approx 23 sq. metres (248 sq. feet)  
 Outbuildings internal Floor Area: approx 17.4 sq. metres (188 sq. feet)  
 Total Floor Area: approx. 481.3 metres (5183 sq. feet)

**Ground Floor**

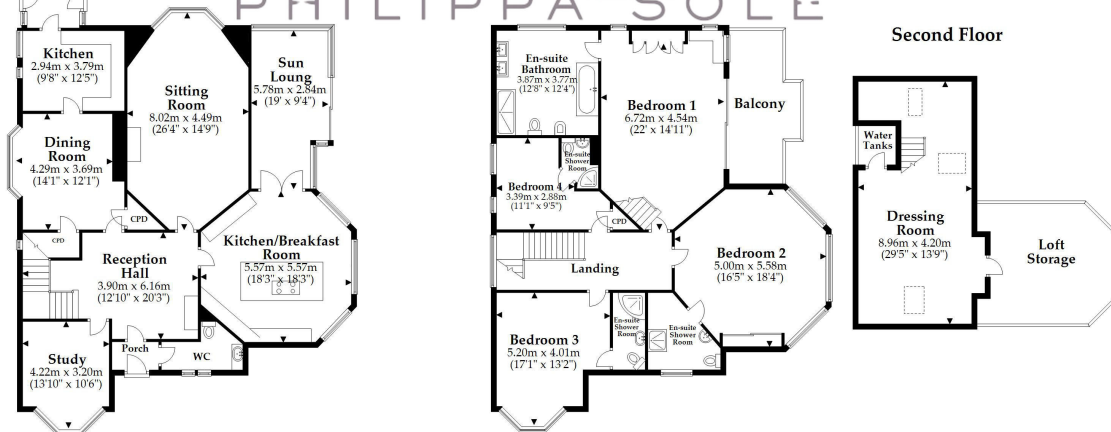
**First Floor**



**Ground Floor**

**First Floor**

**Second Floor**



Note: Floor area calculations were not done by LJT Surveying and we cannot guarantee their accuracy.  
 This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		57	73
England, Scotland & Wales			
EU Directive 2002/91/EC			

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