



HEARNES

WHERE SERVICE COUNTS

Benellen House is a truly impressive family home offering charm, character and contemporary living, all beautifully combined within this substantial residence of approximately 3,837 sq. ft (4,300 sq. ft in total). Occupying a large, private plot with an outdoor swimming pool, this stunning property is situated in one of Bournemouth's most sought-after residential locations. The property has been extended and sympathetically modernised by the current owners, resulting in a home that flows effortlessly and is flooded with natural light. Original character features such as high ceilings, restored wood floors and an elegant fireplace are complemented by stylish modern finishes, creating a bright, spacious and versatile home ideal for both family living and entertaining.

Location Talbot Woods remains Bournemouth's premier residential area, known for its tree-lined avenues, privacy and convenience. West Hants Tennis and Leisure Club, Meyrick Park and its 18-hole golf course are all close by, as are Bournemouth's Upper Gardens which provide a delightful wooded walk through to the town centre and award-winning sandy beaches. Excellent local schools are within easy reach including Talbot Heath, Bournemouth and Poole Grammar Schools, Bournemouth Collegiate, Canford School and Park School. Benellen House is a rare opportunity to acquire a home of such scale, character and quality in this highly sought-after location.

Inside, the accommodation is exceptionally well planned. A welcoming reception hall provides access to the principal rooms, including a grand dual-aspect main sitting room with feature fireplace, overlooking the side and rear gardens. Further reception areas include a cosy snug/TV room, an inviting sun room, and an additional versatile reception room, ensuring plenty of flexibility for modern family living. At the heart of the home through an attractive arched doorway lies a spectacular open-plan kitchen/dining/day room, designed with a vaulted ceiling, skylights and wide sliding doors that seamlessly connect the space onto the swimming pool and impressive grounds. This impressive room is complemented by a large utility and separate pantry. The kitchen itself is beautifully appointed, featuring an extensive range of bespoke units, matching work surfaces and a central island with breakfast bar.

On the first floor, a spacious landing gives access to four generous double bedrooms and two luxury bath/shower rooms. The primary bedroom benefits from a private balcony together with a stylish en-suite, fitted with WC, hand wash basin and shower enclosure. The remaining bedrooms enjoy views over the front and side aspects and are served by a contemporary family bath/shower room, complete with separate shower enclosure and bathtub. The top floor adds further versatility, providing two additional bedrooms, a study and a modern shower room — an ideal arrangement for growing families, teenagers seeking their own space, or visiting guests.

To the rear, the grounds are private and well planned, with an attractive central swimming pool, large patio and decking areas perfect for entertaining and al fresco dining, along with generous lawns. Approached via an attractive 'in and out' driveway, To the front aspect Benellen House immediately impresses with its superb kerb appeal, offering ample parking for several vehicles together with a detached double garage.

Council Tax Band: G

EPC Rating: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



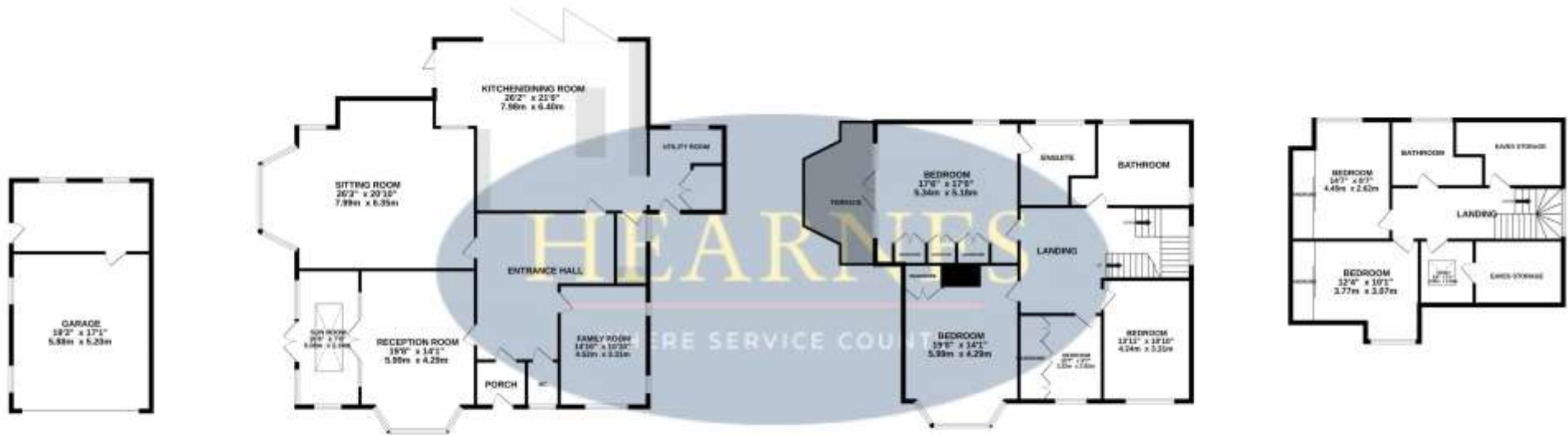


GARAGE
278 sq.ft. (25.8 sq.m.) approx.

GROUND FLOOR
2827 sq.ft. (263.3 sq.m.) approx.

FIRST FLOOR
1387 sq.ft. (127.7 sq.m.) approx.

SECOND FLOOR
1353 sq.ft. (125.2 sq.m.) approx.



TOTAL FLOOR AREA : 3837sq.ft. (356.5 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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www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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