



HEARNES

WHERE SERVICE COUNTS

A simply stunning 5/6 bedroom detached character home arranged over three floors, situated in the highly sought-after location of Littledown. Ideally positioned within easy reach of JP Morgan, Bournemouth Hospital, the town centre and award-winning sandy beaches, the property occupies a generously sized private plot and further benefits from annexe potential, a heated swimming pool and a substantial triple garage incorporating a shower room and kitchenette, creating an ideal self-contained annexe option.

Upon entering, a bright and impressive hallway leads into a spacious open-plan living/dining room, featuring anthracite bi-folding doors opening onto the south-facing rear garden. A separate reception room with its own private access provides excellent flexibility, ideal as a home office, studio or potential annexe space. The stunning bespoke kitchen is fitted with an extensive range of floor and wall-mounted units, complemented by contrasting work surfaces and a central island. High-end appliances include Neff Slide & Hide ovens, a Quooker boiling and purified water tap, and Fisher & Paykel dishwasher drawers. The kitchen flows seamlessly into a separate utility room and larder, while bi-folding doors overlook and provide direct access to the heated swimming pool and garden. The ground floor is completed by additional storage and a separate WC.

The first-floor landing, enhanced by bespoke oak staircases and glass balustrades, leads to three generous double bedrooms, all benefiting from built-in wardrobes. The impressive primary suite features bespoke fitted wardrobes, a dedicated dressing room and a luxurious en suite bathroom. A stylish family bathroom, complete with a walk-in shower and freestanding bath, serves the remaining bedrooms on this floor.

The second floor completes the main house accommodation and offers two further double bedrooms, one of which benefits from a modern en suite shower room.

Externally, the private rear garden enjoys a high degree of seclusion and is mainly laid to lawn, incorporating a fully heated swimming pool. A impressive annexe/ garage is fitted with a kitchenette and shower room, ideal for guests, multigenerational living or home working. An attractive resin surface creates a striking pool surround and entertaining area. To the front, attractive block paving provides ample off-road parking and leads to the large triple garage.

COUNCIL TAX BAND: F

EPC RATING: C

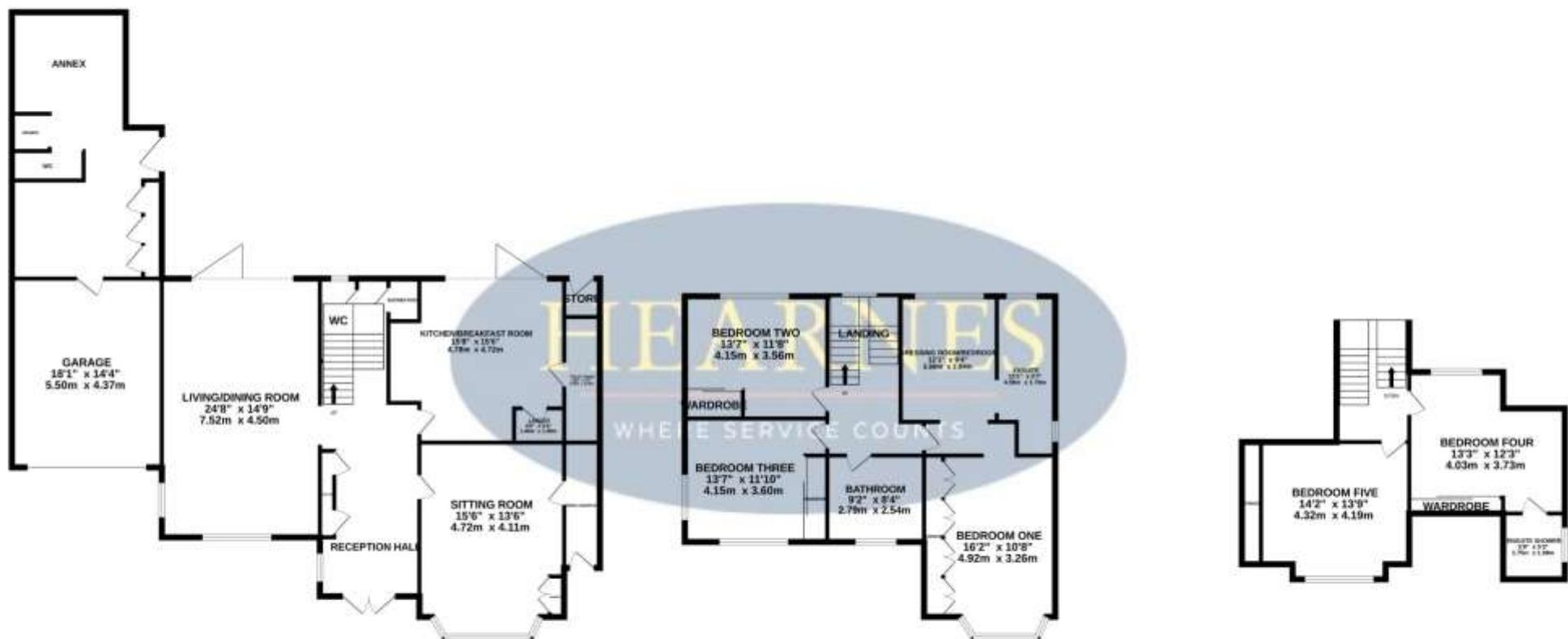
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GROUND FLOOR
1809 sq.ft. (168.1 sq.m.) approx.

FIRST FLOOR
935 sq.ft. (86.9 sq.m.) approx.

SECOND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 3241 sq.ft. (301.1 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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