



HEARNES
WHERE SERVICE COUNTS

An impressive, detached chalet home situated in the premier Talbot Woods location, within easy reach of Bournemouth Town Centre, Meyrick Park Golf Course, and the popular West Hants Tennis and Leisure Club. Offering over 2,160 sq. ft. of accommodation, this beautifully presented property features a modern kitchen/breakfast room, a spacious open-plan living/dining area, four double bedrooms, and four bath/shower rooms. Additional benefits include a utility room, garage, and well-maintained grounds. An internal viewing is highly recommended to fully appreciate the space and quality of this exceptional home.

Upon entering, a bright and airy entrance hall provides access to all ground floor accommodation, featuring a stunning staircase leading to a galleried first-floor landing. A spacious dual-aspect open-plan living/dining room overlooks the front aspect and seamlessly connects to the kitchen/breakfast room through double doors. The modern L-shaped kitchen offers a comprehensive range of floor and wall-mounted units, with access to a utility room. The breakfast room benefits from French doors opening onto the rear garden. Adjacent to the kitchen, a charming garden room also features French doors leading to the rear garden, creating a wonderful indoor-outdoor flow. The ground floor further comprises two generously sized double bedrooms, one served by a stylish family bathroom, while the other enjoys the convenience of an en-suite shower room. Completing the ground floor is a separate WC and a useful storage cupboard.

An impressive staircase leads to a spacious galleried landing, providing access to the remaining two double bedrooms, both enjoying pleasant views over the front and rear aspects. Each bedroom benefits from a walk-in wardrobe and a well-appointed en-suite bath/shower room with a WC and hand wash basin.

Externally, the property is set within a beautifully maintained private plot. The rear garden features a large, gravelled seating area, with the remainder laid to lawn and bordered by established flower beds and shrubs. At the rear of the garden, a detached shed offers potential for refurbishment. To the front, a spacious carriage driveway provides ample off-road parking and leads to the garage.

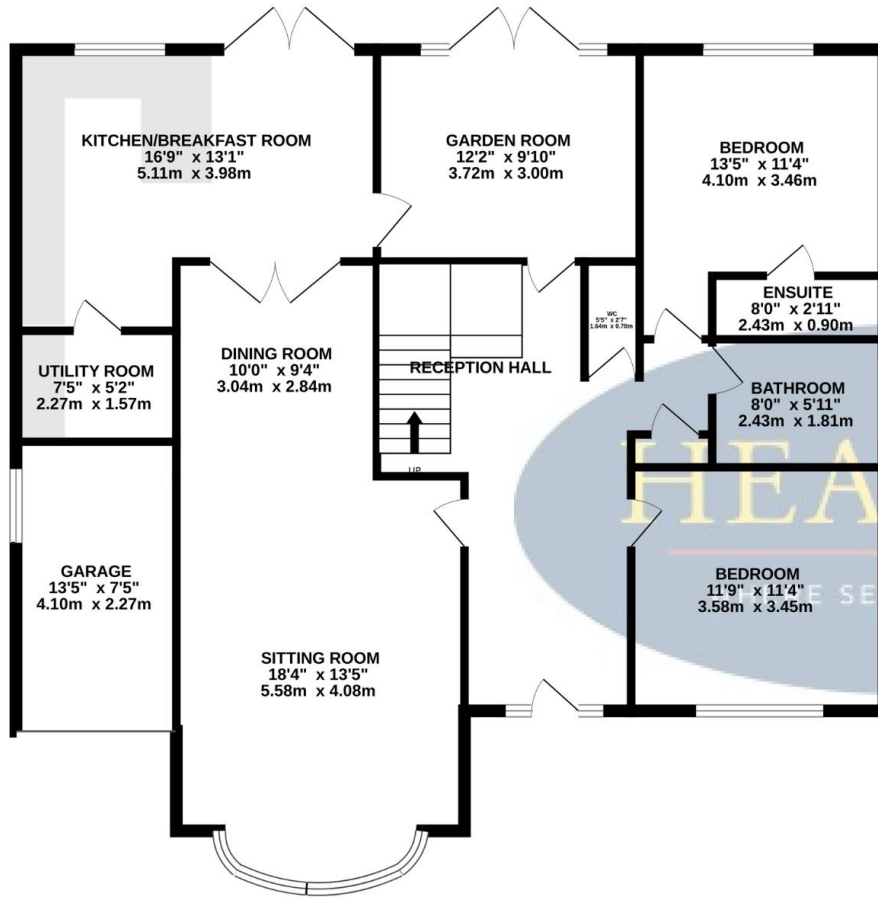
Council Tax Band: F

EPC Rating: TBC

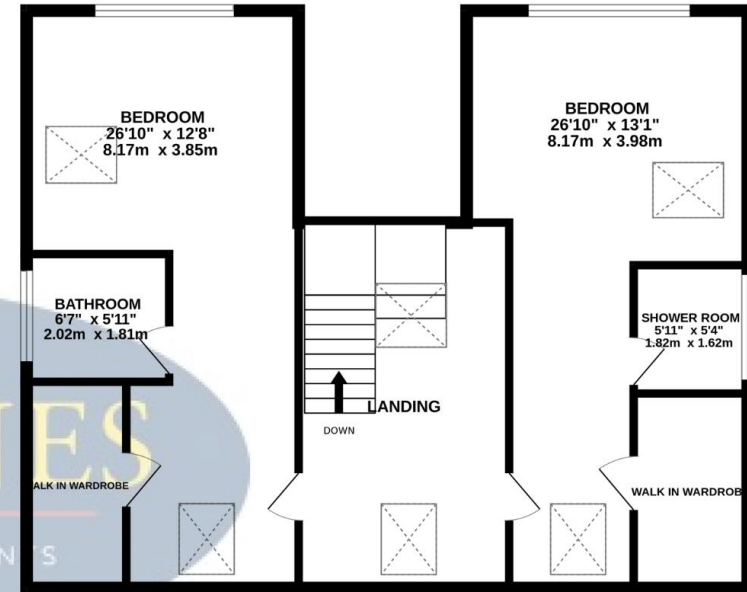
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GROUND FLOOR
1341 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.9 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.

Made with Metropix ©2025

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

