

FOR SALE

9 Willow House, Keith Road, Talbot
Woods, Bournemouth, Dorset BH3
7DS



PHILIPPA SOLE



Offers in Excess of
£900,000

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Stunning Presentation

4 bedrooms

Open plan kitchen/dining/day
room

Formal lounge

Family bathroom plus ground floor
shower room

Garden office/studio

Ample off road parking

Sought after location

Band G - £3413.73

Freehold

[Click here for virtual tour](#)

About this property

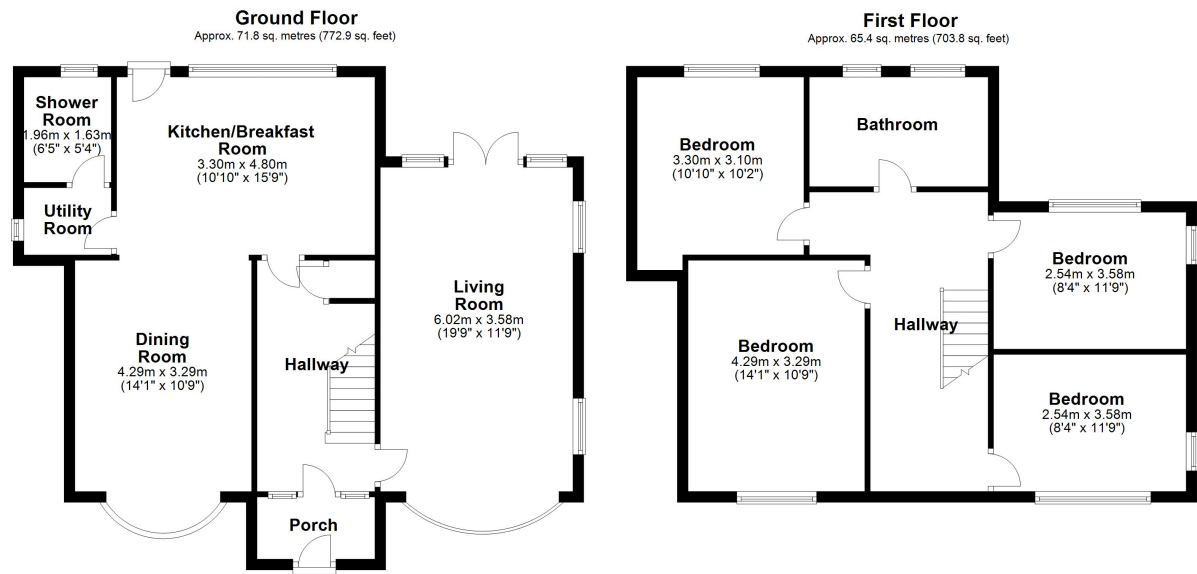
A stunning, four bedroom, detached family home providing versatile and exceptionally well presented accommodation throughout. Including contemporary fitted kitchen/dining/day room, with separate utility, formal lounge, family bathroom and separate shower room. Large level rear family garden and off road parking.

The enclosed porch creates a perfect seating/boot room and leads you to the main body of the house. Immediately on entering you are greeted with the immaculate presentation which is to be found throughout. The present owners have carried out a programme of work, creating stylish yet contemporary living all finished to a very high standard. The heart of the house is the kitchen/dining/day room. Bespoke designed kitchen with brushed gold handles creates ample storage, with a range of high quality white goods, boiling water tap and complemented by Calcutta Quartz worktop and splashback. The central island, with seating for four; makes the perfect breakfast bar. There is a separate utility which leads through to the ground floor shower room. From the kitchen you lead open plan into the dining/day room. A bright and spacious room with a bay window and custom made full height display and storage units. The lounge offers more of a formal area with stylish wood panelling, front aspect bay window and rear aspect patio doors giving direct access to the garden. There is also a most attractive fireplace, creating a lovely focal point to the room. The wood panelling continues from the hallway, which has beautiful engineered wood flooring, to the first floor landing. This is a spacious area and sits centrally to all four double bedrooms, serviced by the luxury family bath/shower room. Outside the property is approached via a gravel driveway, providing ample off road parking. The rear garden is predominantly laid to lawn, bound by panelled fencing and planted flower boarders. To the far end of the garden is a zoned children's play area. To continue the redesigning, the present owner have converted the garage into a home office. Fully insulated, with feature raised beams, water point and adjacent shed providing scope to create a shower room for an Airbnb or yoga/fitness studio.

Location

Located in a quiet and much sought-after road with in Talbot Woods. Local facilities include the West Hants Sports and Leisure Club, Meyrick Park with a superb 18 hole golf course and the highly regarded Talbot Heath School. The town centre of Bournemouth, with its excellent shopping and entertainment facilities, is approximately two miles away, with the award winning sandy beaches beyond. Nearby is Bournemouth railway station with a mainline link to London Waterloo in two hours, ideal for the commuter or simply a shopping trip to the city.





Ground Floor
Approx. 71.8 sq. metres (772.9 sq. feet)

First Floor
Approx. 65.4 sq. metres (703.8 sq. feet)

Total area: approx. 137.2 sq. metres (1476.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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