



**HEARNES**  
WHERE SERVICE COUNTS

A truly exceptional Grade II listed detached residence situated on a large, private corner plot in the highly desirable Meyrick Park location within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches along with being a moments walk from Meyrick Park woodland and Golf Course. Having been updated and maintained to an exacting standard by the current owners the property, offering substantial living accommodation, in excess of 2800 sq ft, features a superbly updated kitchen and luxury shower room whilst retaining many of the charming original features. Further features of the property include five bedrooms, two formal reception rooms, stunning entrance reception hall and double garage along with picturesque landscaped gardens.

Meyrick Lodge was constructed in approximately 1908 for renowned architect Cecil Pinsent who became a famous garden designer in Italy. The house has featured in many publications, one of which being An Infinity of Graces, written about Cecil Pinsent which mentions several of the stunning external features along with two of the superbly preserved original fireplaces with tiled inlays by William De Morgan. The house has also retained the original working bell board system operated from various rooms within the house.

On entering the property you are welcomed by the impressive reception hall which overlooks and provides access to the southerly facing, landscaped gardens. The ground floor also features two large formal reception rooms both offering dual aspect outlooks across the gardens. The ground floor accommodation is complete with a high specification kitchen, separate utility room, larder and two WCs along with internal access to a double garage.

Situated on the first floor are the property's five bedrooms, all of which are generously sized, whilst being served by a luxury shower room, family bathroom and separate WC.

Meyrick Lodge is situated within impressive grounds, beautifully landscaped and maintained featuring areas of original terracing, lawns bordered by mature shrubs and trees along with a well stocked ornate feature fish pond with fountain and ample off road parking which leads to a double garage.

#### **COUNCIL TAX BAND: G**

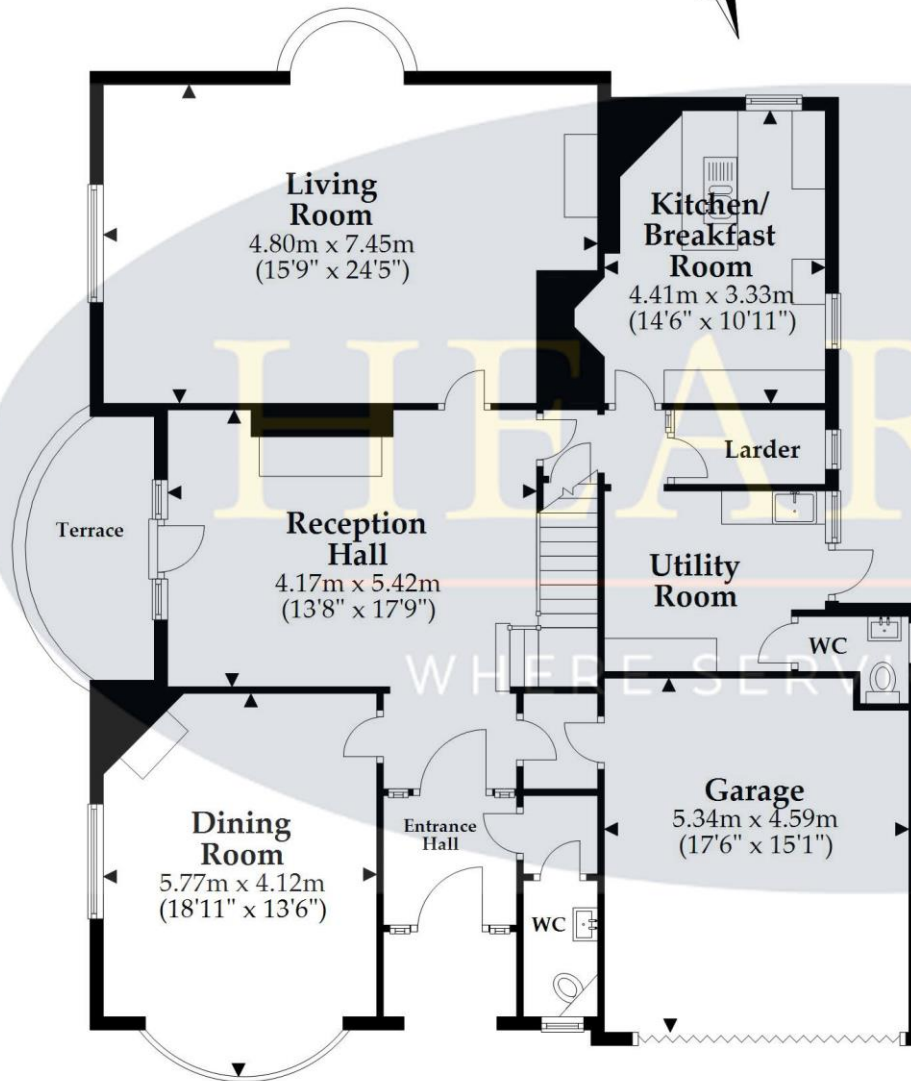
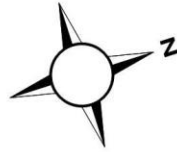
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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





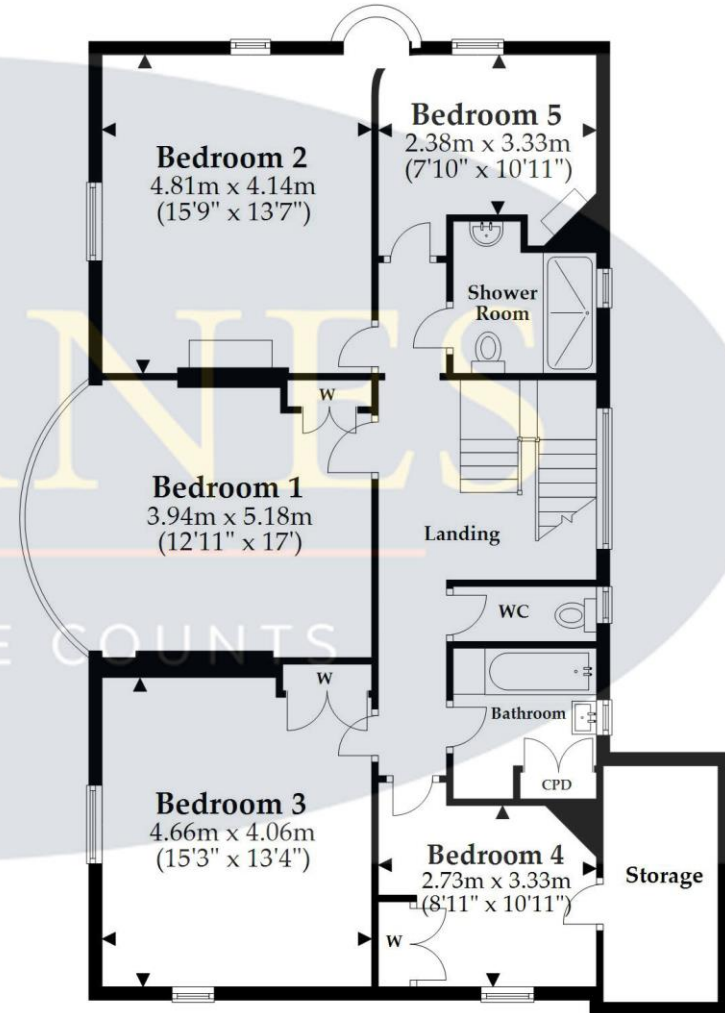
## Ground Floor

Approx. 163.9 sq. metres (1764.4 sq. feet)



## First Floor

Approx. 111.2 sq. metres (1196.6 sq. feet)



Total area: approx. 275.1 sq. metres (2961.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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