



**HEARNES**  
WHERE SERVICE COUNTS



A simply stunning detached home situated on a beautiful plot and finished to an exceptional standard featuring impressive ground floor accommodation, luxury open plan kitchen/dining room, beautifully landscaped gardens, detached garden lodge and garage. The property is situated in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, Westbourne, the popular West Hants Tennis and Leisure Club and Meyrick Park Golf Course.

On entering the property, a welcoming entrance hall with beautiful solid oak staircase leading to the first floor provides access to all ground floor accommodation. A living room with separate study/playroom offers a pleasant outlook over the front and rear aspect. A feature of the ground floor accommodation is the stunning open plan kitchen/dining room, measuring that overlooks and provides access rear garden. The high specification kitchen features a comprehensive range of floor and wall mounted units finished with a contrasting work surface, breakfast bar seating area and integrated for appliances. The downstairs accommodation is complete with a WC.

The impressive first-floor galleried landing leads to the property's four bedrooms, all of which are generous in size. The master suite benefits from views over the rear aspect and features two separate dressing rooms with fitted wardrobes and a luxury ensuite. Bedroom two enjoys a ensuite shower room while bedrooms three and four are served by a luxury family bathroom.

Externally the property is situated within beautifully landscaped, private gardens finished with a range of established flower and shrub borders. The rest of the garden is mainly laid to lawn whilst also featuring a large, paved seating area adjoining and stretching the width of the property with a covered bar and dining area. To the rear of the garden a large garden lodge has the potential to create an excellent home office or additional living space.

To the front of the property the paved driveway with electric security gates offers ample off-road parking and leads to a garage accessed via an electrically operated door.

**COUNCIL TAX BAND: G      EPC RATING: B**

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.

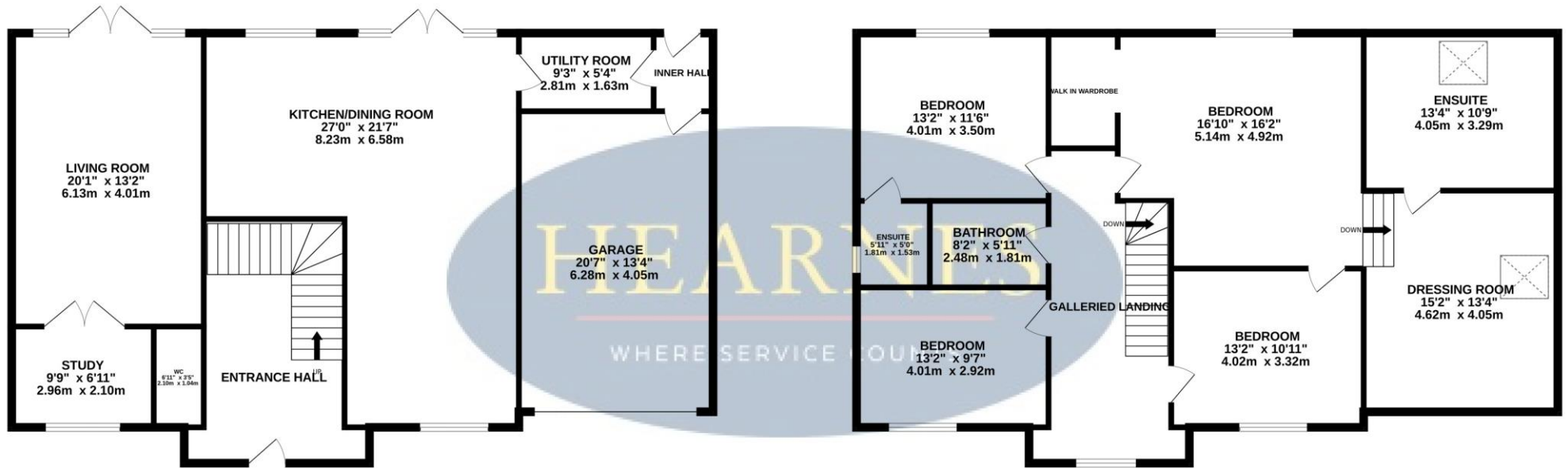






**GROUND FLOOR**  
1314 sq.ft. (122.1 sq.m.) approx.

**1ST FLOOR**  
1310 sq.ft. (121.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2625 sq.ft. (243.8 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](http://www.hearnes.com)

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: [bournemouth@hearnes.com](mailto:bournemouth@hearnes.com)

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