



HEARNES
WHERE SERVICE COUNTS

A truly stunning six bedroom detached character home situated on a generously sized private plot within one of Bournemouth's most sought after locations. Within easy reach of the popular West Hants Leisure Club, the highly regarded Talbot Heath School and about a short distant from The Club at Meyrick Park with its 18 hole golf course set in over 120 acres of scenic parkland. Bournemouth Town Centre lies approximately 1.3 miles away with its comprehensive range of bars, shops and restaurants along with the award-winning sandy beaches, also offering a mainline rail connection to London Waterloo in approximately 2 hours.

This beautiful home offering in excess of 4150 sq ft of accommodation has been superbly maintained and now provides the opportunity for further updating and remodelling. The property, retaining many original features, offers three impressive reception rooms, study/storeroom, pantry, kitchen, conservatory along with six generously sized bedrooms and three bath/shower rooms. Situated on a large, private plot with a sunny aspect rear garden and detached garage along with ample off road parking.

On entering the property an impressive entrance hall with feature staircase leading to the first floor provides access to all ground floor accommodation comprising a formal living room and study both with original feature fireplaces, kitchen with larder and dining room leading into a conservatory. The ground floor accommodation is complete with two separate WC's and second staircase to the first floor. Stairs then lead down to a cellar features two additional rooms one currently used as a utility.

Situated on the first floor are four of the property's bedrooms all of which are generous in size with the master bedroom featuring an en suite overlooking the rear garden. A family bathroom with separate shower enclosure and WC completes the accommodation. Two further double bedrooms served by a shower room are located on the second floor with ample storage and loft access.

Externally the property is situated on a mature, private plot featuring a sunny aspect, private rear garden with a selection of established flower and shrub borders along with a large rear being laid to lawn. To the front a paved driveway offers ample off road parking and leads to a detached garage.

COUNCIL TAX BAND: G

EPC RATING: D

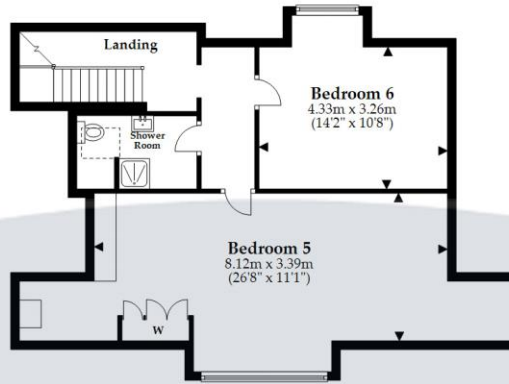
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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





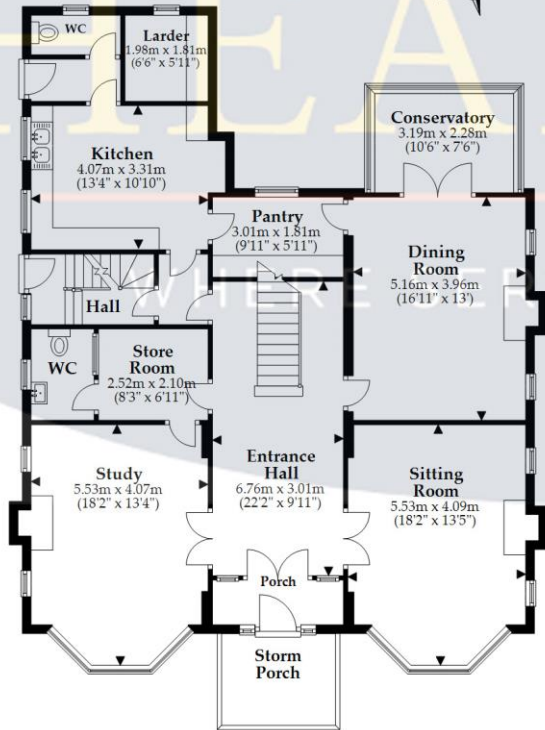
Second Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



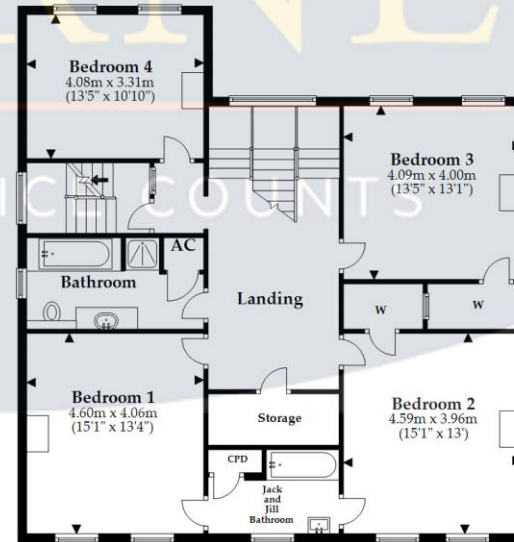
Ground Floor

Approx. 137.3 sq. metres (1477.9 sq. feet)



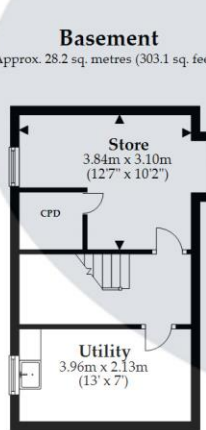
First Floor

Approx. 120.3 sq. metres (1294.6 sq. feet)



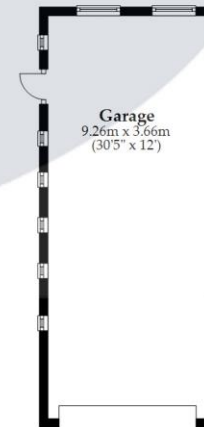
Basement

Approx. 28.2 sq. metres (303.1 sq. feet)



Garage

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 386.3 sq. metres (4157.7 sq. feet)

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







www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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