

Old Tennis Courts, Glenferness Avenue Talbot Woods, Bournemouth



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FREEHOLD

An exceptional five-bedroom residence forming part of an exclusive, gated development in Talbot Woods, one of Bournemouth's most sought-after locations. This stunning, newly constructed home is one of just three bespoke properties within The Old Tennis Courts — a beautifully designed development set within the prestigious Talbot Woods area, within easy reach of the Town Centre, award winning beaches and popular West Hants Tennis and Leisure Club. Thoughtfully created by KLF Developments, this exquisite family home combines striking traditional architecture with the very highest standards of contemporary luxury.

Approached via electric gates, the property enjoys a peaceful and private setting, with a generous driveway, detached double garage, and landscaped surroundings that enhance its timeless kerb appeal. Spanning approximately 2,893 sq. ft. across three well-planned floors, the accommodation is both spacious and versatile. Each element of the design has been meticulously considered, from the carefully selected materials to the quality of craftsmanship on display throughout. This is a home that has been built without compromise.

The ground floor flows beautifully, ideal for both family life and entertaining, with large, light-filled living spaces and direct access onto a secluded, low-maintenance rear garden — perfect for outdoor dining and relaxation. The upper floors offer five well-proportioned bedrooms, including a luxurious principal suite, along with high-specification bathrooms finished to an exceptional standard.

As with all KLF Developments' projects, attention to detail is evident at every turn. From bespoke fittings to the seamless blend of classic and modern design, this property truly needs to be seen to be fully appreciated. New homes of this calibre — and in this location — are rarely available. Offered with a 10-year new build warranty and ready for immediate viewing, this is a rare opportunity to acquire a landmark home in one of Bournemouth's most desirable addresses.

EPC RATING: A

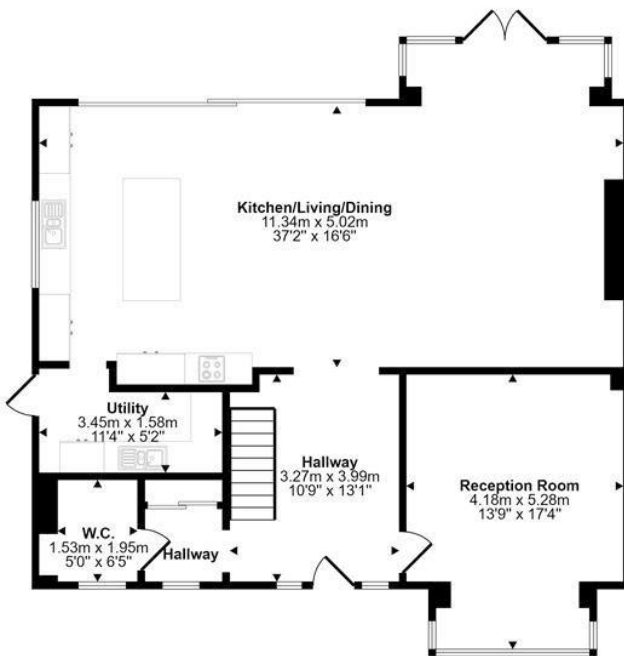
COUNCIL TAX BAND: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.

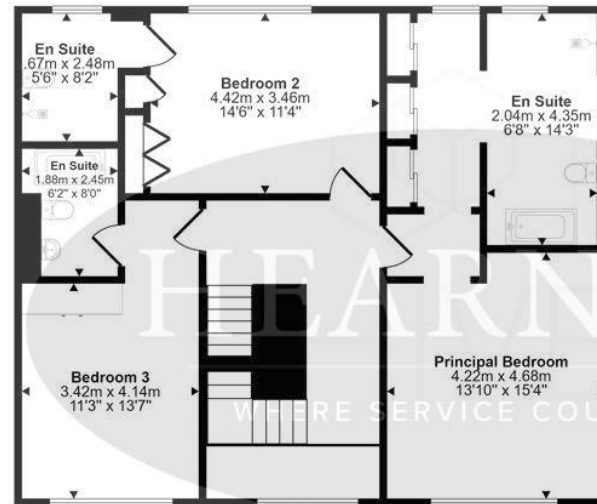




Approx Gross Internal Area
335 sq m / 3609 sq ft



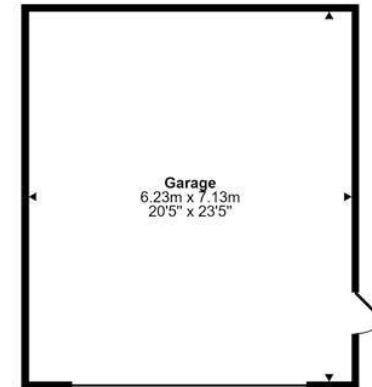
Ground Floor
Approx 112 sq m / 1205 sq ft



First Floor
Approx 104 sq m / 1120 sq ft



Second Floor
Approx 75 sq m / 806 sq ft



Garage
Approx 44 sq m / 478 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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