



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented detached home set on a large, level plot in a highly sought-after location. Featuring four double bedrooms, three bath/shower rooms, two reception rooms, a stylish open-plan kitchen/dining area, tandem garage and a spacious west-facing garden.

Situated in the heart of Talbot Woods, the property lies approximately 1½ miles from Bournemouth Town Centre, offering a wide range of High Street shops and access to award-winning sandy beaches. The property is also conveniently located close to the well-regarded West Hants Leisure & Racquets Club, Meyrick Park Golf Club and favoured local schools.

On entering the property, an impressive entrance hallway provides access to all ground floor accommodation. There is a spacious dual-aspect living room featuring a fireplace and doors opening onto the rear garden, together with a separate dining room, currently arranged as a study, which also overlooks the garden. The kitchen/dining room has been refitted with a comprehensive range of base and eye-level units and includes an integrated electric oven, gas hob, fridge/freezer and dishwasher. A central island incorporates the sink and provides breakfast bar seating, with doors leading to the rear garden. To the front of the kitchen is a generous dining area with a large picture window overlooking the front garden. A separate utility room offers additional storage units, space and plumbing for a washing machine, and provides access to both the rear garden and garage. Completing the ground floor is a useful storeroom and a modern cloakroom fitted with WC and wash hand basin.

The first floor landing leads to four bedrooms and a luxury family bathroom. The principal bedroom is an exceptionally spacious double room with front aspect window and a comprehensive range of fitted wardrobes providing ample hanging and shelving space. It also benefits from a newly fitted en-suite with oversized shower enclosure, WC and wash hand basin. Bedroom two is a further generous double room overlooking the rear aspect and features its own en-suite shower room. Bedrooms three and four are both double in size and are served by a recently refitted luxury family bathroom comprising panelled bath, WC and wash hand basin.

To the front of the property, a large carriage driveway provides ample off-road parking and access to a tandem length garage with up-and-over door. The rear garden is a particular feature, being level and generous in size with a secluded westerly aspect. It includes a spacious patio area adjoining the rear elevation, with the remainder laid to lawn and bordered by mature shrubs and planting. Previously approved planning permission for a double-storey extension is available upon request.

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

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.





### Ground Floor

Approx. 126.7 sq. metres (1364.0 sq. feet)



### First Floor

Approx. 78.1 sq. metres (840.3 sq. feet)

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Total area: approx. 204.8 sq. metres (2204.3 sq. feet)

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



