



HEARNES

WHERE SERVICE COUNTS

A substantial detached family home with an impressive self-contained annexe, situated within a cul-de-sac in the highly sought-after Talbot Woods location. The property is just a short distance from the popular West Hants Tennis and Leisure Club and within easy reach of Bournemouth Town Centre. The main house offers generously sized open-plan living, further benefiting from a modern kitchen, an open-plan living/dining room, a conservatory, two additional reception rooms, four double bedrooms, two bath/shower rooms, and a balcony. The annexe can be easily integrated with the main house and features two double bedrooms, a modern bathroom, an open-plan kitchen/living room, and a private rear courtyard garden.

The property is offered for sale with no forward chain.

Upon entering, a welcoming hallway with stairs leading to the first-floor landing provides access to all ground-floor accommodation. A dual-aspect living room with an adjoining conservatory flows into the dining room, offering a pleasant outlook over the rear garden. The modern kitchen is fitted with floor and eye-level units, a contrasting work surface, an integrated hob and oven, and space for a range of appliances. It also provides direct access to the rear garden. From the kitchen, a useful utility room serves as a secondary access point for the annexe, allowing for seamless integration with the main house. Completing the ground floor accommodation are a large games room, a bedroom/study, and a WC.

The bright and airy first-floor landing leads to a balcony and four generously sized double bedrooms. The impressive dual aspect primary suite enjoys direct balcony access and features a luxurious en suite bath/shower room and fitted wardrobes. The remaining three bedrooms are served by a well-appointed family bathroom, complete with a separate shower enclosure, bath, WC, and hand wash basin.

A recently converted self-contained annexe can function independently or be fully integrated into the main home. It comprises two double bedrooms, a modern bathroom, and an open-plan kitchen/living area. The annexe also benefits from a private courtyard garden, with a secure gate providing access to both the main garden and the front of the property. The main garden is secluded and primarily laid to lawn, with access to a single garage. A separate gate leads to the annexe's low-maintenance garden, which features an attractive patio. To the front, a paved carriage driveway provides ample off-road parking.

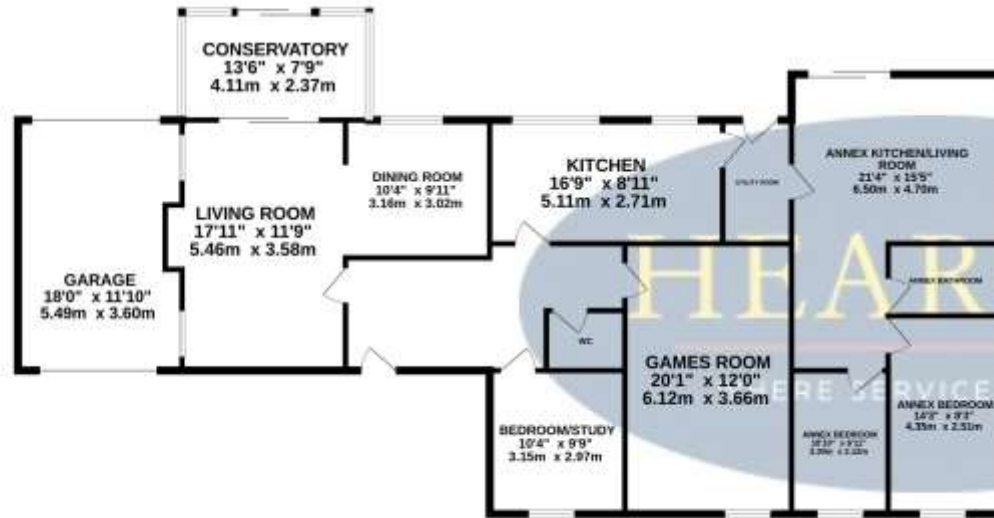
COUNCIL TAX BAND: G

EPC RATING: D

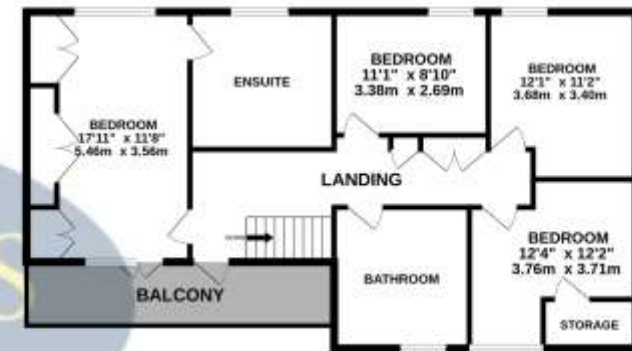
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



GROUND FLOOR
1813 sq.ft. (168.4 sq.m.) approx.



FIRST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 2939sq.ft. (273.0 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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