



**HEARNES**  
WHERE SERVICE COUNTS

A fantastic family home which has been lovingly improved by the current owners, situated within the most prestigious area of Talbot Woods. The property is just moments away from the popular West Hants Health and Racquets club just 1.8 miles away from Bournemouth Town Centre and also conveniently located for Bournemouth's main line station giving direct access to London Waterloo.

The property is set on a generous and secluded plot behind gates giving access to a long driveway and beautifully maintained front garden and lawn. A useful entrance porch in turn gives access to a spacious entrance hallway providing access to ground floor accommodation and stairs to the first floor. There is a sizeable living room to the front of the property overlooking the front garden and flooding the room with natural light. A separate reception room is located to the rear of the property with access to the rear garden. The kitchen/breakfast room has been recently re-fitted to a high standard comprising of a range of base and eye level units under granite surfaces with integrated double ovens, whilst a breakfast bar provides dining space. A separate utility room from the kitchen provides space and plumbing for washing machine and tumble dryer with access to rear parking, garden and a detached garage. A cloakroom completes the ground floor accommodation fitted with WC and wash hand basin.

On the first floor there are five well-proportioned bedrooms. The master bedroom boasts a comprehensive range of fitted wardrobes providing ample hanging, shelving space and bedside tables. The master also benefits from a recently refitted luxury ensuite with WC, basin and shower bath. Bedroom two is a spacious double room with a range of built-in wardrobes and views over the front garden. Bedroom three is another double bedroom with windows to the rear aspect. Bedroom four is a double bedroom also making an ideal study with lovely views over large mature front garden. Bedroom five serves as a guest double bedroom with a recently refitted ensuite. A spacious family bathroom completes the first-floor accommodation.

To the rear of the property there is a secluded garden with patio area adjacent to the rear of the property the remainder being laid to lawn with a useful storage shed at the rear of the garden. Leading to the front of the property an additional secluded patio area offers the perfect position for al fresco dining. In addition to the rear parking a large area occupies the front of the property comfortably offering parking for three vehicles.

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

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.



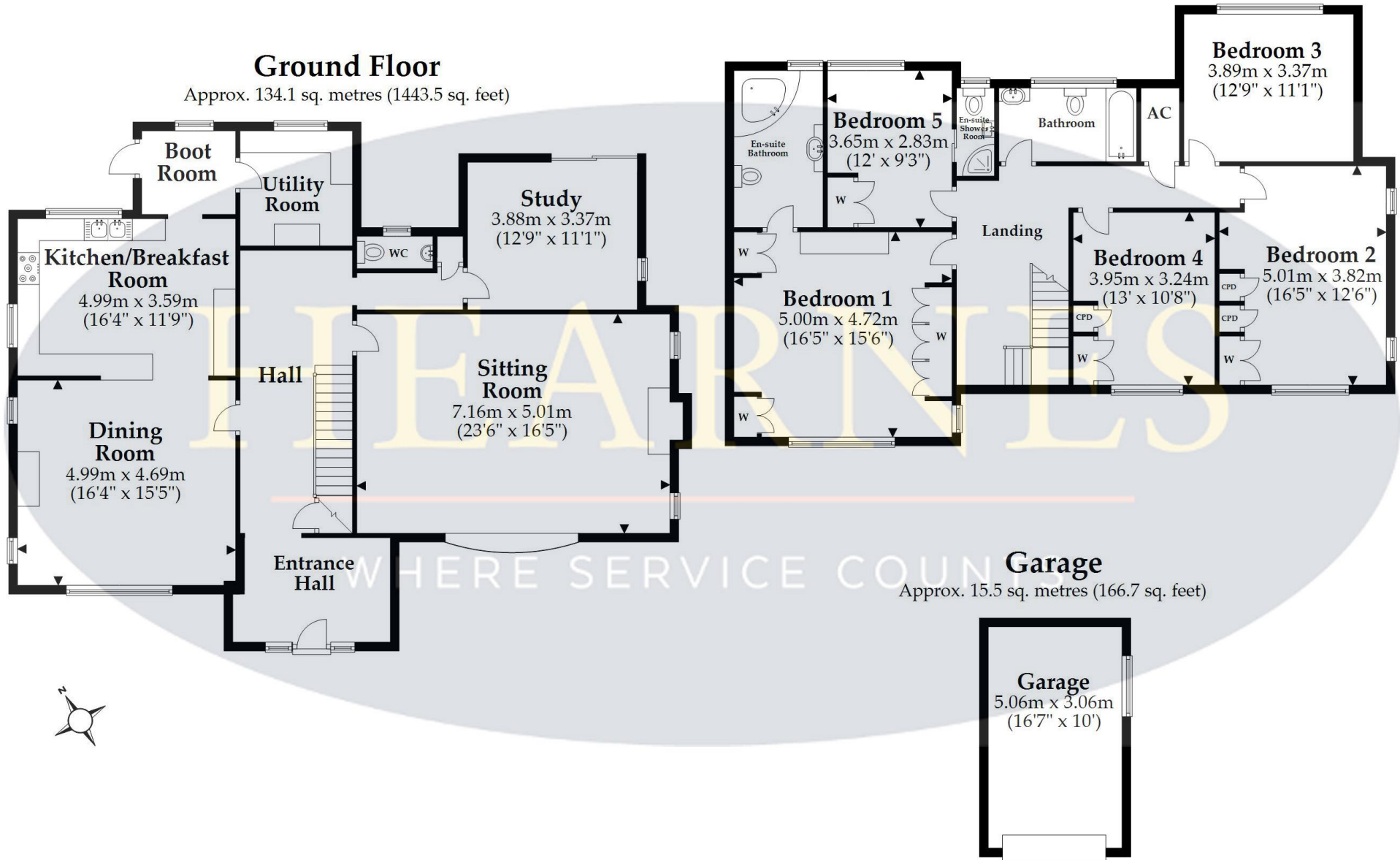


## First Floor

Approx. 114.8 sq. metres (1236.0 sq. feet)

## Ground Floor

Approx. 134.1 sq. metres (1443.5 sq. feet)



Total area: approx. 264.4 sq. metres (2846.2 sq. feet)

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







[www.hearnnes.com](http://www.hearnnes.com)

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