



HEARNES

WHERE SERVICE COUNTS

An immaculate and beautifully presented detached family home set in the heart of Coy Pond, offering spacious and versatile accommodation extending to approximately 1,630 sq. ft. Benefitting from four double bedrooms, three bath/shower rooms, open plan kitchen/diner and landscaped gardens. Situated just a short distance from Westbourne, with its excellent range of independent shops, cafes, restaurants and a Marks & Spencer Food Hall, the property is also well positioned for access to Bournemouth town centre via the picturesque gardens.

Upon entering, a bright and airy entrance hall with built-in storage and bespoke flooring provides access to all accommodation, with stairs rising to the first floor. A spacious dual-aspect living room features a bay window and French doors leading onto the rear patio. The luxury kitchen/diner, complete with a large central island, overlooks the rear garden and benefits from an adjoining utility room—ideal for everyday convenience. Also on the ground floor is a generous double bedroom and a modern bathroom, perfect for guests or multi-generational living.

Upstairs, the property features three further double bedrooms, including an impressive primary suite with walk-in wardrobe and contemporary ensuite shower room. Bedrooms one and two enjoy Juliette balconies with elevated views over the gardens and are served by a stylish family bathroom.

The rear garden is a particular feature of the home, beautifully landscaped and tiered to enjoy a sunny aspect with treetop views across the surrounding area. A large patio adjoins the rear of the property and leads to the detached garage. To the front, there is a landscaped garden and ample off-road parking. To the front, the property benefits from a detached garage and a driveway providing ample off-road parking.

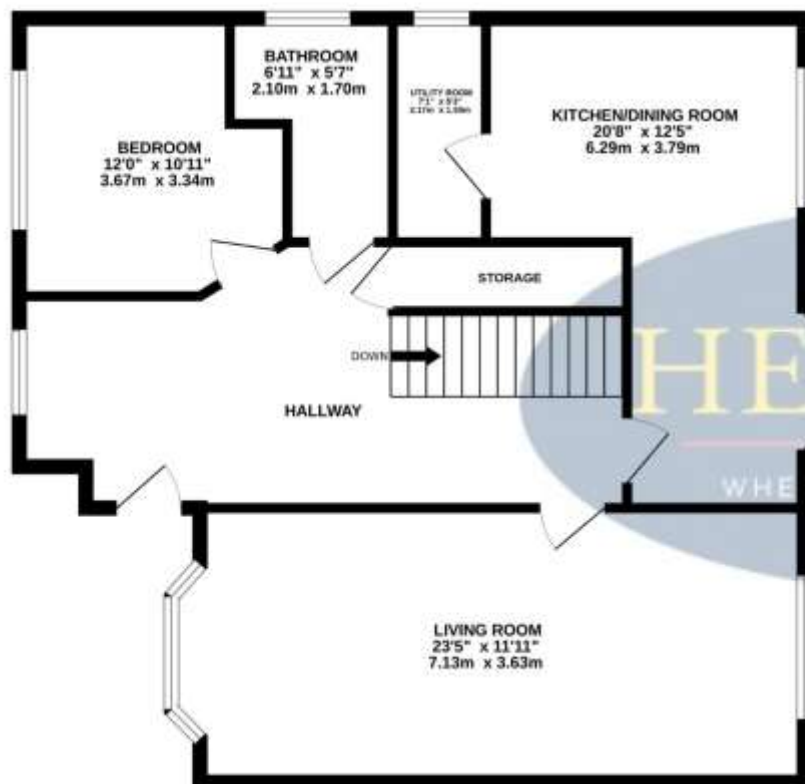
Council Tax Band: E

EPC Rating: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
826 sq.ft. (76.7 sq.m.) approx.



FIRST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1755sq.ft. (163.0 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.
Made with Metropix ©2025

