



HEARNES
WHERE SERVICE COUNTS

A substantial, three-bedroom detached character house, located in a premier residential area and sought-after school catchment on the outskirts of Bournemouth town centre, with convenient access to transport links. Superbly maintained and meticulously restored by the current owners, the property offers generous and versatile accommodation. Highlights include two spacious reception rooms, a well-appointed kitchen with larder, a first-floor bathroom, and a ground-floor cloakroom. The property also features a private rear garden, a detached garage, a garden lodge, and off-road parking.

The home is rich in character elements such as feature fireplaces, a fuel burner with oven, picture rails, plate racks, exposed wooden floorboards, and leaded light windows. Entering through an enclosed porch, a grand and welcoming hallway with stairs leading to the first-floor landing provides access to all ground-floor accommodation. To the front, a dining room with a feature bay window and fireplace overlooks the front aspect. At the rear, a separate living room benefits from a log burner with a cooktop stove and a door leading out to the secluded rear garden. The stylish kitchen features a butcher's block countertop with an inset butler sink and flexible mixer tap, a gas range cooker, and space for additional appliances. It also includes a walk-in larder with a quarry-tiled floor, fitted shelves, exposed wood floorboards, and a door providing convenient access to the side driveway. Completing the ground-floor accommodation is a cloakroom.

The bright, airy first-floor landing, with a large leaded light window, provides access to three bedrooms and a modern family bathroom. All bedrooms showcase attractive exposed wooden floorboards, with the primary and second bedrooms featuring fireplaces. The bespoke family bathroom offers a freestanding bath with exposed feet, an overhead rainfall shower, a pedestal wash basin, and a heated towel rail/radiator. A separate WC completes the first-floor accommodation.

Externally, the property features a secluded, landscaped rear garden with a patio and a slate seating area adjoining the rear of the house, along with an additional seating area at the garden's far end. The garden is primarily laid to lawn, with a slate pathway, and a range of flower and shrub borders. To the side of the property, there is extra storage space and gated access to the front driveway. The rear garden also benefits from a detached garage/workshop with power and lighting. A well-designed garden lodge offers flexible use as a guest suite, office, or creative space. At the front, an attractive driveway provides off-road parking and access to the side of the property.

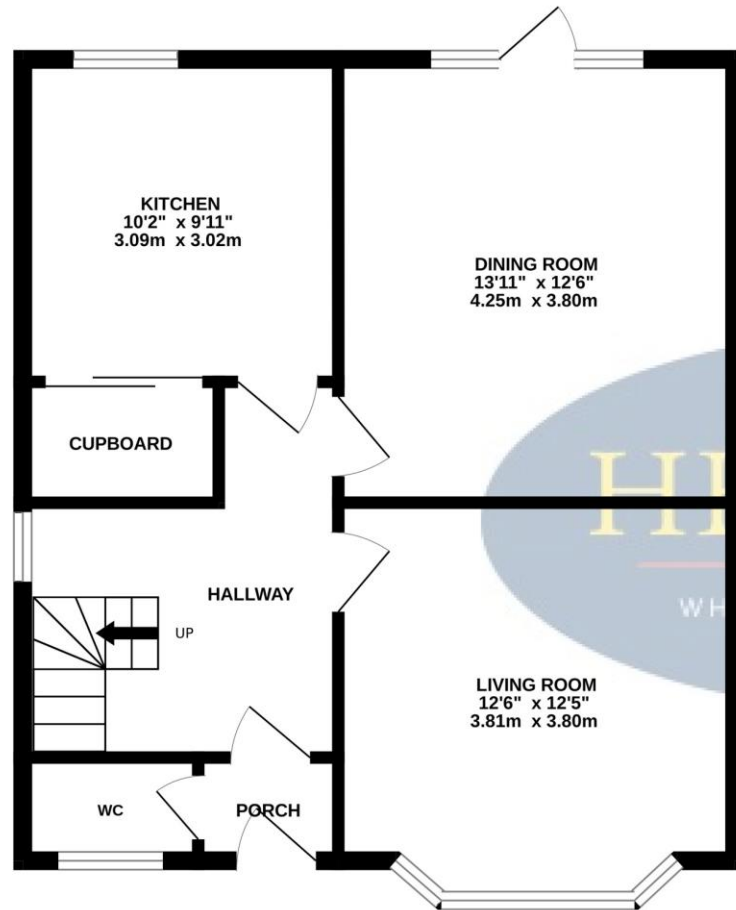
EPC Rating: D

Council Tax Band: D

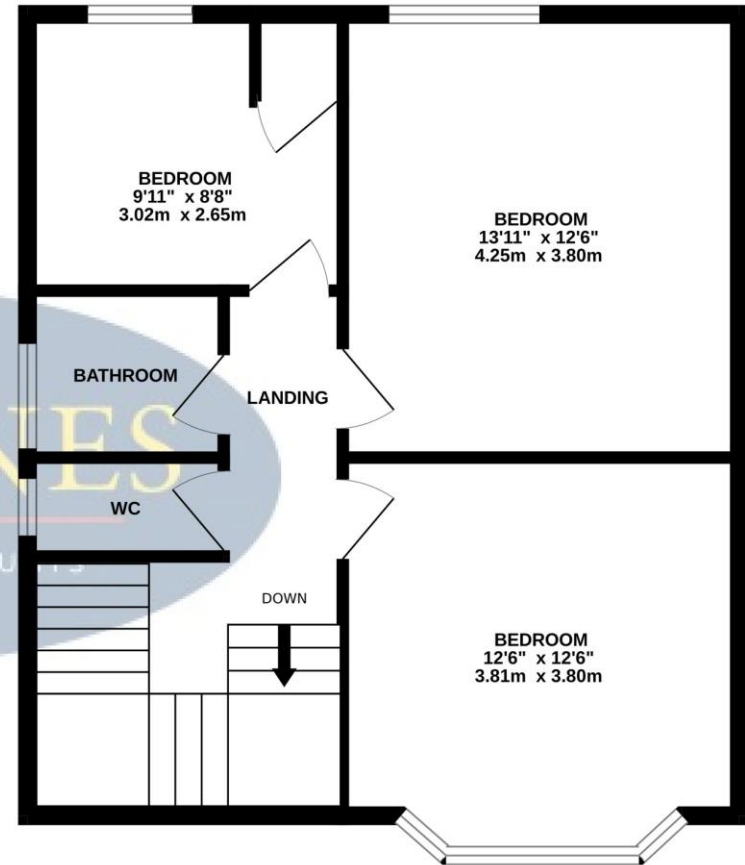
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
573 sq.ft. (53.3 sq.m.) approx.



FIRST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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

