



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to secure a substantial detached family home on Elgin Road in the highly sought-after Talbot Woods, offering a wealth of character and spacious accommodation. The property comprises a feature reception hall, three reception rooms, a spacious kitchen/breakfast room, utility room, dining room with open-plan conservatory, five first-floor bedrooms, three bathrooms including an en-suite to the master, separate cloakroom, landscaped front and rear gardens, driveway, and detached double garage.

Situated on a beautifully landscaped, secluded plot, the property provides easy access to Westbourne and its award-winning sandy beaches, Bournemouth Town Centre, Talbot Heath School and The West Hants Tennis and Health Club. Meyrick Park Golf Course, with its beautiful woodland walks, is accessible via a footpath just moments away.

On entering the property through an attractive covered porch, the ground floor reveals an exceptionally spacious reception hall, featuring wood flooring, panelled walls, bespoke seating areas, and a galleried staircase. There are three beautifully appointed reception rooms, including a dual-aspect sitting room, a living room with a feature bay window and fireplace, and an open-plan dining room with side access, opening onto a triple-aspect conservatory that overlooks the private rear garden. The modern kitchen/breakfast room offers ample storage, built-in appliances, and space for a breakfast table, with an adjoining utility room providing additional storage and side access.

Upstairs a spacious landing leads to five generous bedrooms, three with built-in furniture, and a primary bedroom with a luxury en-suite. There is also a family bathroom, separate shower room, and WC.

The spacious front garden is mainly laid to lawn with raised beds. The rear garden offers privacy and seclusion, with a lawn, paved patio, woodland, and a variety of plants including bamboo and palm trees. A timber Scandinavian BBQ house is included (subject to negotiation), and a detached double garage completes the property.

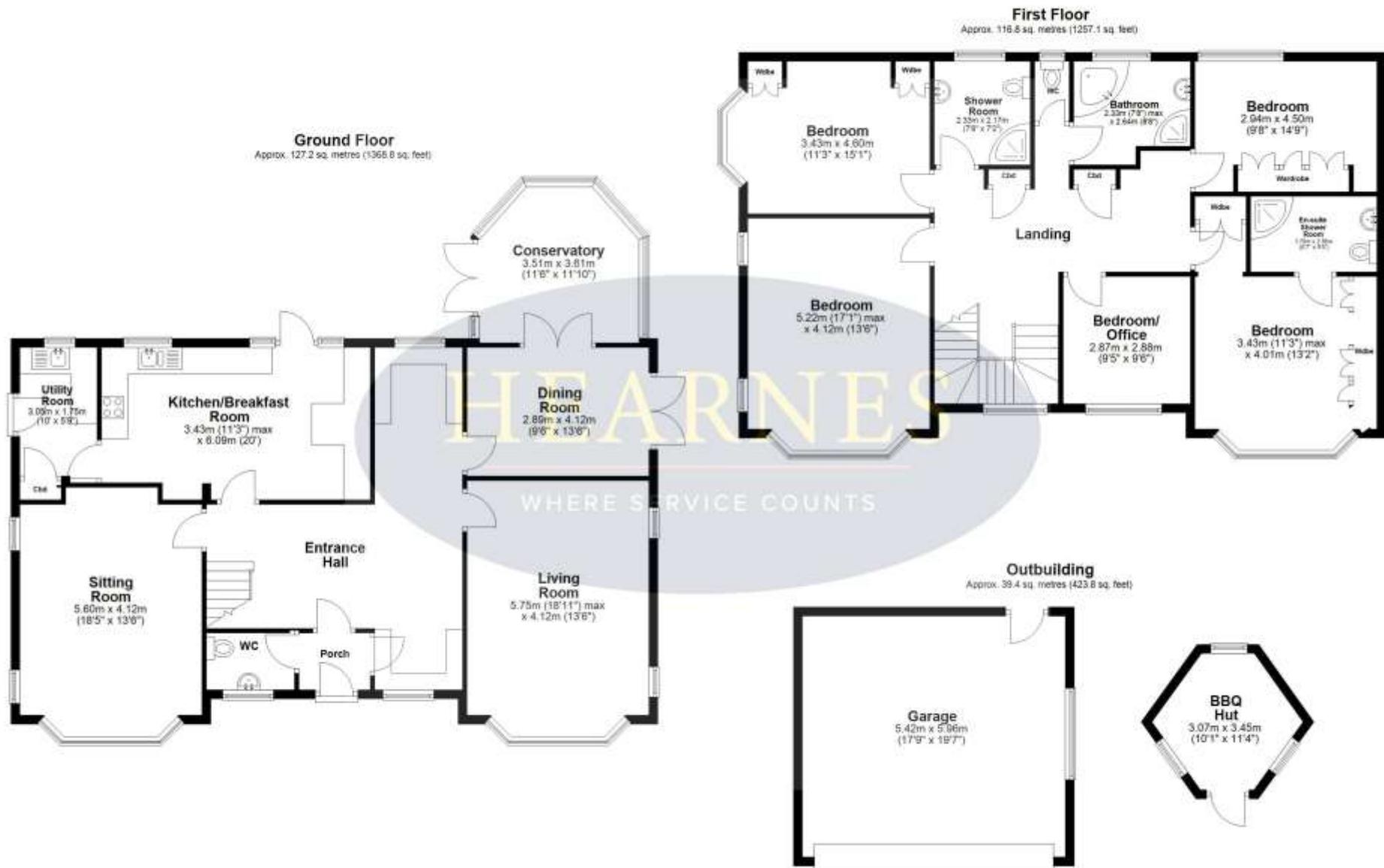
Council Tax Band: G

EPC Rating: TBC

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.







Total area: approx. 283.3 sq. metres (3049.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.
Plan produced using PlanUp.





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