



**HEARNES**  
WHERE SERVICE COUNTS

A unique opportunity to purchase an exceptional detached character home located in an exclusive development within the highly desirable Throop Village features picturesque woodland and River walks and is located on the outskirts of Bournemouth whilst providing easy access to the Town Centre and main transport links.

On entering the property an impressive, welcoming hallway leads into a stunning living/dining room measuring in excess of 26ft, whilst featuring an open fireplace with double doors leading onto a private rear garden. A separate kitchen/dining room featuring bi-folding doors also leading into the rear garden offers a comprehensive range of floor and wall mounted units including a large island work station, all complimented with solid stone worktops along with space for appliances. The kitchen is finished with beautiful tiled flooring. Situated on the ground floor is also one of the property's four bedrooms served by a modern ensuite shower room. The ground floor accommodation is complete with a WC.

There are two staircases leading to the first floor, one of which leads to the principle bedroom master suite featuring an ensuite shower room whilst the additional staircase leads to two further double bedrooms served by a luxury recently family bathroom comprising a WC, wash hand basin, free standing bath and large walk-in shower enclosure.

Externally an attractive block paved driveway provides ample off road parking leading to a double garage one side of which is currently being utilised as a utility area. There is a further area of private garden to the rear of the property whilst an additional area of private garden to the front.

**COUNCIL TAX BAND:G**

**EPC: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.



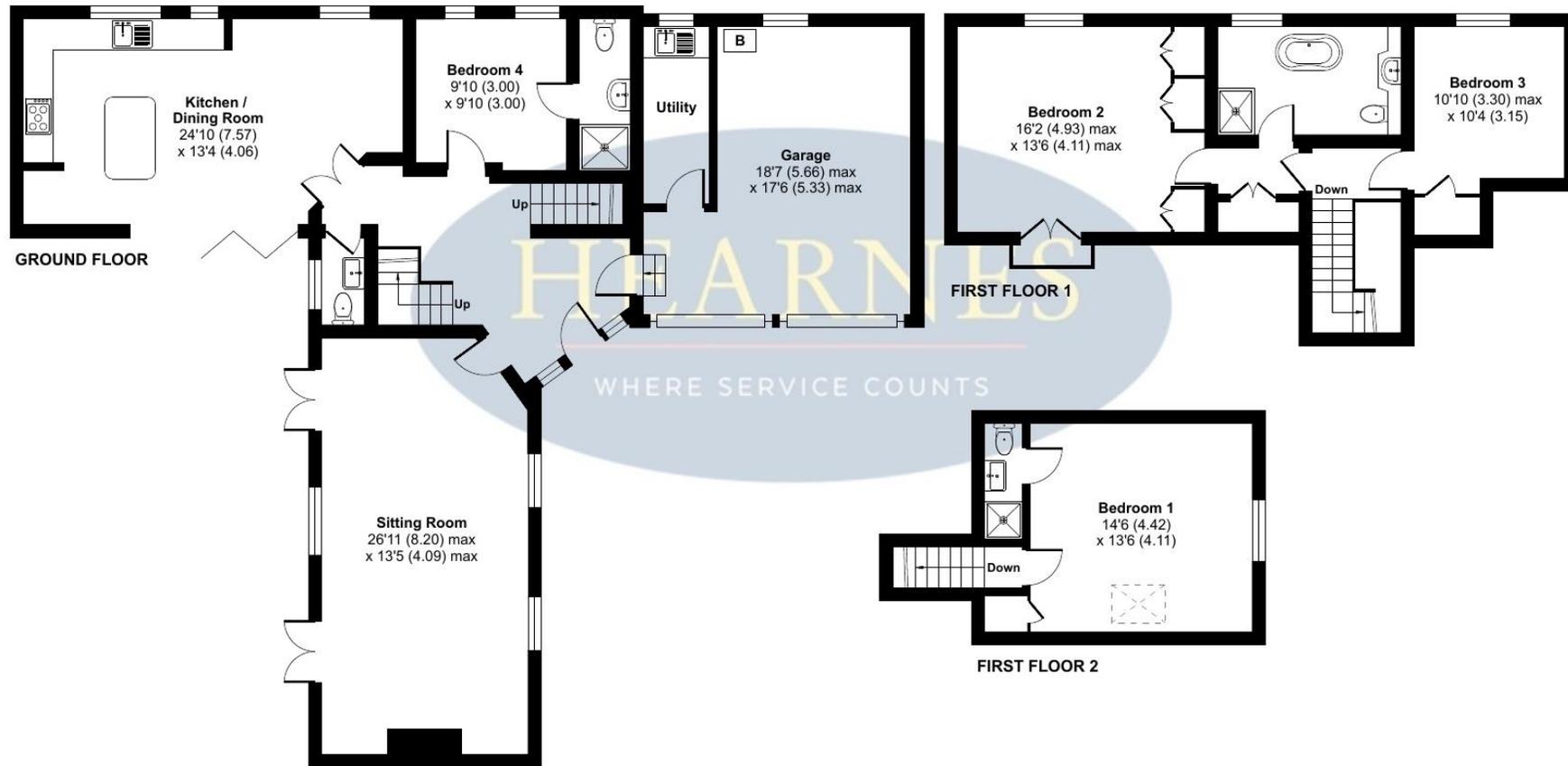
# Throop Road, Throop, Bournemouth, BH8

Approximate Area = 1844 sq ft / 171.3 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 2171 sq ft / 201.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1082359

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