



HEARNES
WHERE SERVICE COUNTS

A truly spectacular Grade II listed thatched cottage in the highly desirable location of Throop village. The property features original elements such as cobb walls, beams, and fireplaces, as well as a modern extension, which seamlessly connects to the original home. Originally forming part of the Malmesbury estate, the property is situated within 0.75 acres of land, providing ample off-road parking, and a sweeping lawn which backs onto the River Stour.

A panelled entrance way welcomes you to the entrance hall, which provides access to the rest of the ground floor accommodation as well as the stairs leading to the first floor. A modern kitchen / dining room features a comprehensive range of floor and wall mounted units, matching work surfaces and modern appliances, including a range style cooker. Off the kitchen is a utility room that has access to a cellar, as well as the property's rear entrance which leads to the outdoor courtyard. The living room has a feature inglenook fireplace and gorgeous beams, creating a cosy atmosphere, and this leads onto a downstairs bedroom, which is currently being used as a study. Completing the ground floor accommodation is a WC / boot room which houses the water cylinder and boiler.

The first-floor landing features a beautiful, vaulted ceiling, which could be used as an additional bedroom or office space. Also situated on the first floor are two double bedrooms. The master bedroom has fitted wardrobes and a beautiful view of the garden and river below and is next to the bathroom which is fitted with a modern walk-in shower. The second bedroom has an en-suite bathroom and has views across the countryside fields.

Externally, the property backs onto the River Stour and the owners are treated to an abundance of wildlife sightings including swans, ducks, coots and even the occasional pheasant and kingfisher! The garden has specimen mature trees, a secret valley filled with rare ferns,

as well as an abundance of spectacular flowers in the rose and herbaceous borders. The gardens approach 0.75 acres and have well placed terraces, eating areas and entertaining spaces, with the current owner's daughter even getting married on the lawns with a large marquee. A double garage is attached to the side of the property, which was a later extension, and could be incorporated into the main home to create an additional reception room (STPP).

COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





Throop Road, Bournemouth, BH8

Approximate Area = 1719 sq ft / 159.7 sq m

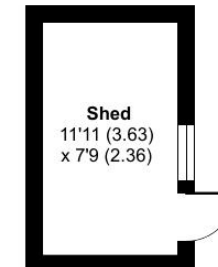
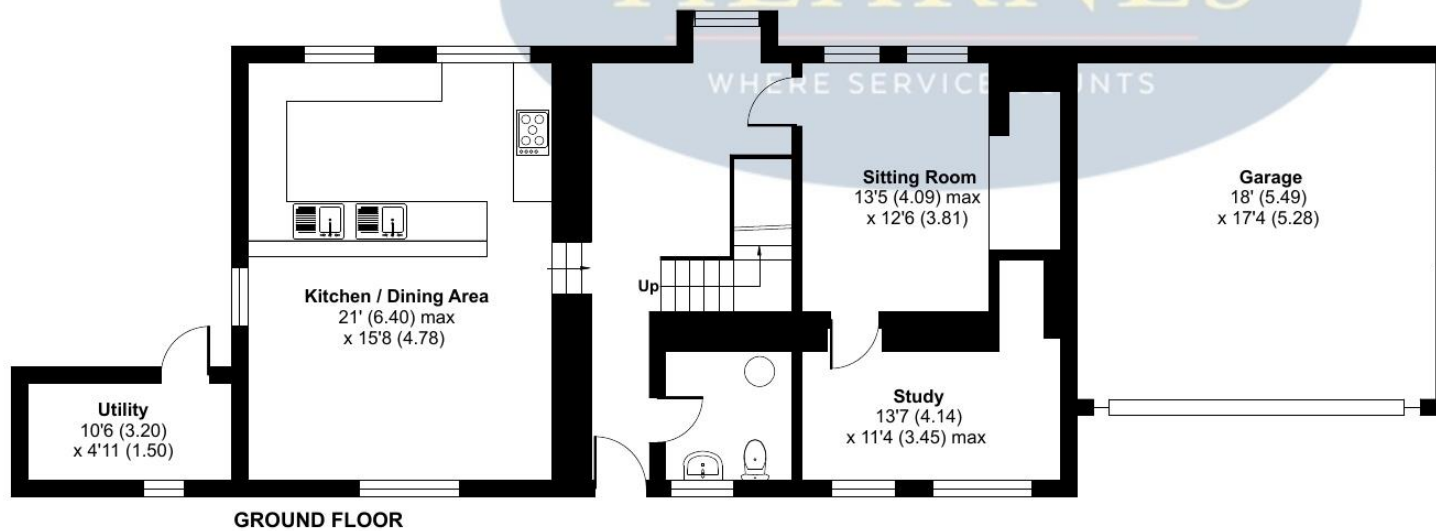
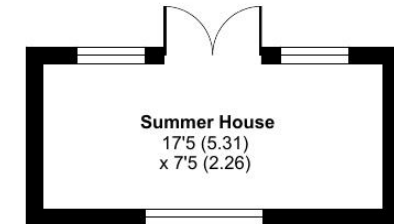
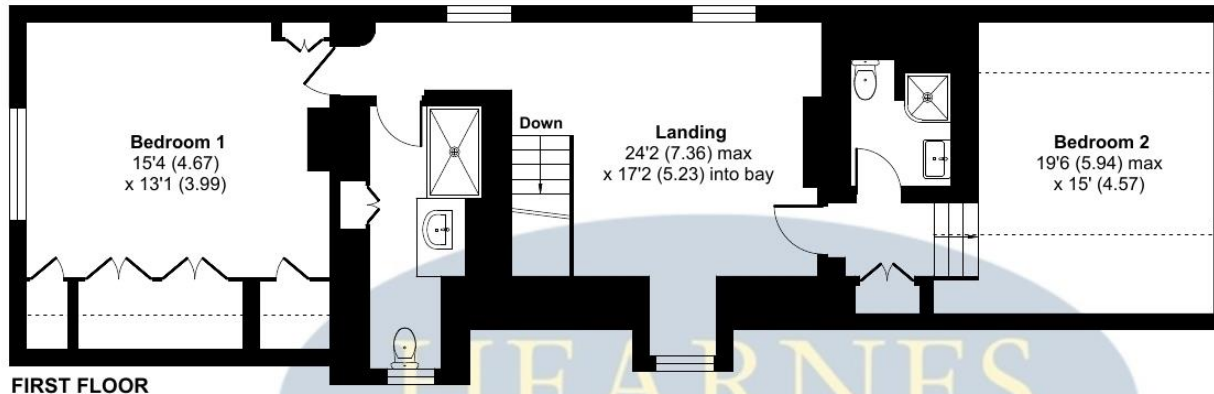
Limited Use Area(s) = 122 sq ft / 11.3 sq m

Garage = 321 sq ft / 29.8 sq m

Outbuildings = 267 sq ft / 24.8 sq m

Total = 2429 sq ft / 225.6 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). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1147549





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