



HEARNES
WHERE SERVICE COUNTS

A rare opportunity to purchase a substantial Edwardian character home situated in the sought-after location of Meyrick Park, less than a mile from Bournemouth Town Centre and its award-winning sandy beaches. The Club at Meyrick Park is within easy reach, offering a golf course and a health and fitness centre set within 120 acres of scenic parkland. A mainline rail link provides access to London Waterloo in approximately two hours. Double electronic gates provide access to the property, leading to a driveway with generous off-road parking for multiple vehicles.

An attractive entrance hall grants access to all ground floor accommodation. The bespoke "Neptune" kitchen has been thoughtfully designed with hand-painted cabinetry, complemented by contrasting white quartz countertops. It boasts a twin butler sink, integrated appliances, and ample storage. A standout feature is the impressive dining hall, complete with an open staircase and French doors leading to the courtyard and onto the rear garden. Double doors open into a spacious living room, featuring a bay window, a character fireplace, and a single door providing access to the front aspect. A separate family room, which could also serve as a study, overlooks the rear garden. Completing the ground floor is a WC and a utility room with access to the courtyard.

The return staircase leads to four beautifully presented double bedrooms and two bath/shower rooms. The primary bedroom is a generous double with a bay window and an en-suite shower room. The remaining bedrooms are served by a luxurious family bathroom featuring a freestanding bath, floating vanity unit, textured stone feature wall, and soft ambient lighting.

Externally, the beautifully landscaped garden is mainly laid to lawn, enjoying a westerly aspect and a good degree of privacy. An attractive raised patio area features a garden room, ideal as a home office, gym, or studio. Additionally, there are two storage sheds and ample off-road parking behind secure electric gates.

COUNCIL TAX BAND: F

EPC RATING: D

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. 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
1008 sq.ft. (93.6 sq.m.) approx.

FIRST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

