



**HEARNES**  
WHERE SERVICE COUNTS

A truly stunning detached constructed in 1930 within the most sought-after location of Talbot Woods. The property is conveniently located within approximately 400 yards of the highly regarded West Hants tennis and leisure club and under a mile away from The Club at Meyrick Park with its 18-hole golf course and leisure club set within 120 acres of scenic parkland. Bournemouth Town centre is around two miles distant offering comprehensive shopping facilities and access to award winning sandy beaches.

On entering the property, you are greeted with an impressive reception hallway with polished oak panelling which gives access to the ground floor accommodation and an oak staircase rising to the first floor. There is a large sitting room to the rear of the property with polished oak panelling and an attractive bay window overlooking the garden. Double doors lead into a sun lounge which in turn leads through to the kitchen/breakfast room. The kitchen is a most interesting feature of the property with an octagonal bay overlooking the secluded gardens. The kitchen has been re-fitted with a range of high-gloss base units under polished granite surfaces, there is a substantial island unit and the kitchen benefits from integrated fridge, freezer, dishwasher, wine cooler, electric oven, microwave oven and hob. A separate utility room gives space and plumbing for a washing machine, tumble dryer and also benefits from a range of base and eye level units, space for a tall fridge/freezer and range cooker. The dining room has another attractive bay window and there is also a further reception room, an ideal study overlooking the front aspect. An attractively tiled cloakroom completes the ground floor accommodation fitted with a WC and wash basin.



On the first floor an impressive landing with storage and original stained-glass window provides access to four bedrooms and four bath/shower rooms. The principal suite is comprised of a spacious bedroom with sliding doors giving access to a sun terrace offering wonderful views over the gardens, luxury ensuite and stairs leading to an impressive dressing room with further storage. The principal en-suite benefits from underfloor heating and is beautifully finished with silver travertine tiling, mood lighting and a six-piece suite comprising bath, shower enclosure, WC, bidet and twin wash basins. The second bedroom is a large double with built in wardrobes and an octagonal bay overlooking the gardens. The en-suite is fitted with a WC, wash basin and shower. Bedroom three is another good-sized double room with a bay window overlooking the front aspect and access to an en-suite shower room with WC, wash basin and shower. The fourth bedroom is also a double and has access to an en-suite shower room.



There is a substantial linked two-story extension linked to the property which is currently set up as separate annex accommodation. Upon entering the ground floor offers a games room with access to the rear garden, WC and kitchen/utility room fitted with a range of high-gloss base and eye level units and space for white goods. On the first floor there is a media room, with feature vaulted ceiling and a spacious office space with bay window to front aspect and en-suite shower room. Perfect for multi-generational living, working from home or a home and income opportunity.

The secluded rear garden being mainly laid to beautifully tended, level lawn bound by mature trees, shrubs and plants, offering a good degree of privacy. There is a large limestone (sealed) patio area adjoining the rear of the property, ideal for entertaining. To the rear of the garden there is a summerhouse with power and light which makes an ideal gym or ideal home office.

The property is approached via a carriage driveway bound by established shrub borders providing ample off-road parking, with the driveway leading up the side of the property to the garage. The garage benefits from an electric up and over door, power and light.

**COUNCIL TAX BAND: G EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.





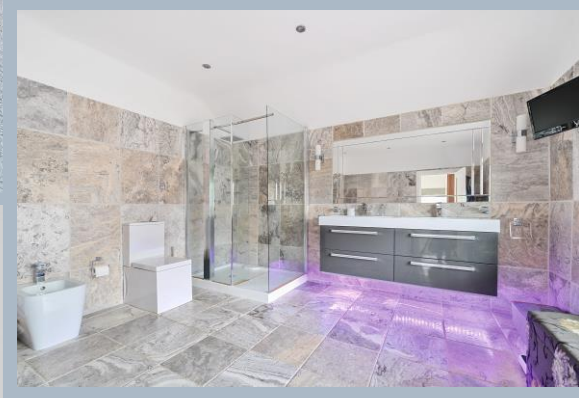
# Elgin Road, Bournemouth, BH3

Approximate Area = 5183 sq ft / 481.3 sq m (includes annexe, garage & outbuilding & excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hearnest Bournemouth Estates Ltd. REF: 1101281





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