

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



84 KEITH ROAD, BOURNEMOUTH, DORSET, BH3  
7DX





## ABOUT THIS PROPERTY

£ 9 3 5 , 0 0 0

5 Double bedrooms

5 Bath / Shower rooms

Master Bedroom with  
Dressing Room / Guest  
Suite

Impressive  
kitchen/dining/family  
room

2 Additional receptions

Secluded south/westerly  
landscaped garden

Extended and redesigned  
by the present owners to  
a high standard  
throughout

Versatile accommodation  
with potential for home  
and income

Band F: £2569.45

Freehold

Completely redesigned and extended to an exceptional standard by the present owners, this beautifully presented 4 double bedroom, plus one bed guest suite property offers well thought-out and versatile accommodation, perfect for a growing family. Approached via a carriage driveway, providing parking for in excess of 4 vehicles and positioned on a secluded, South-Westerly facing plot, with a large Portuguese limestone patio, ideal for entertaining and sunbathing.

Without doubt, the heart of this property is the large open-plan kitchen/dining/family room, providing direct access via powder-coated aluminium sliding doors to the patio and lawned garden and beyond. The bespoke designed kitchen is extensively fitted with high gloss white floor and wall mounted units. There are many high-end integrated appliances and attractive features including: Under counter wine cooler, coffee machine, granite worktops and electric underfloor heating.

The family area with under floor heating leads via pocket doors to the more formal lounge, both of these rooms are wired for surround sound. Also, on the ground floor is a wet room, and study with an internal door to the garage. This wide tandem garage entered via an electric roll up door offers so much. Firstly, the utility area with a range of storage cupboards, along with a boot room area. To the far end, bi-fold doors open onto the garden, offering an ideal space to create a gym, games room or garden room.

The American oak stair case from the spacious entrance hall leads to the first-floor landing with airing cupboard and doors to all bedrooms. There are four bedrooms, three with en-suite bath/shower rooms, the master with his and hers built-in wardrobes. Also, on this level is a self-contained guest suite with its own double bedroom, en-suite shower room plus a separate lounge/dining room with a corner kitchenette. The garden offers a good degree of seclusion, bound by fencing to all sides and being mainly laid to lawn. There is a fenced off vegetable plot with a green house and water tap. Additional to this is a wooden summer house and metal garden shed.

## LOCATION

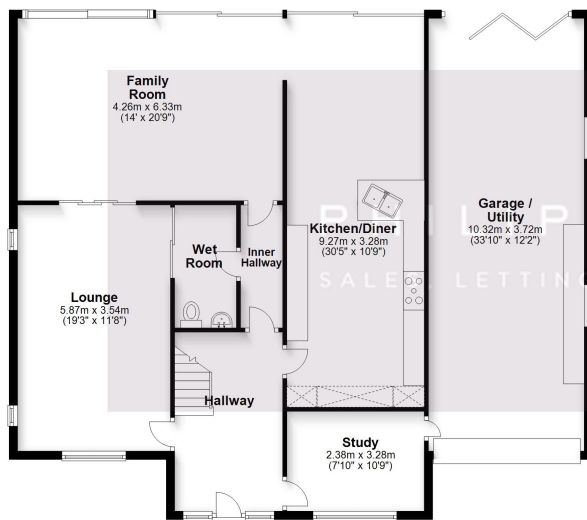
Talbot Woods is considered to be Bournemouth's most prestigious residential areas with local facilities including: Talbot Heath School for girls, the West Hants Leisure Club and Meyrick Park with its superb 18-hole golf course. The town centre of Bournemouth with its excellent shopping & entertainment facilities and award-winning sandy bathing beaches is just over a mile and a half away. Bournemouth railway station offers a direct line to London Waterloo in under 2 hours.



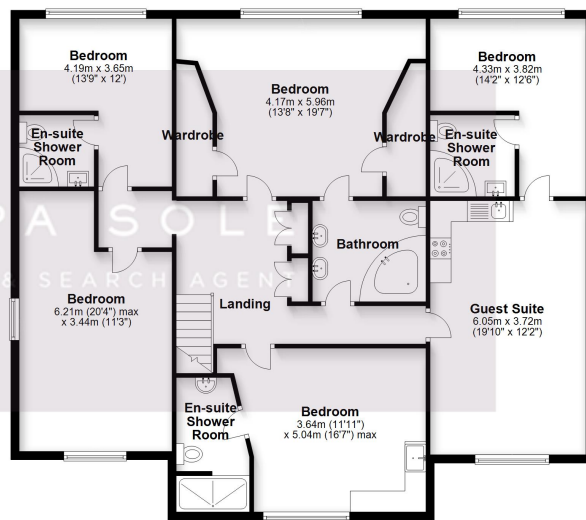




**Ground Floor**  
Approx. 148.1 sq. metres (1594.0 sq. feet)



**First Floor**  
Approx. 150.6 sq. metres (1621.2 sq. feet)



Total area: approx. 298.7 sq. metres (3215.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 1.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**Energy Efficiency Rating**

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		83
(81 to 91)	B		
(69 to 80)	C	76	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			

England, Wales & N.Ireland EU Directive 2002/91/EC

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