



HEARNES
WHERE SERVICE COUNTS

A truly stunning detached character home situated within the highly sought after Talbot Woods location only moments from Meyrick Park Golf Course and the popular West Hants Tennis and Leisure Club. The property has been extensively updated by the current owners to an exceptional standard featuring impressive open plan living and high specification kitchen whilst retaining many original features. The property further benefits from four double bedrooms, three modern bath/shower rooms and beautifully landscaped rear gardens.

On entering the property a welcoming entrance hall, with staircase leading to the first floor landing, opens into a generously sized, dual aspect living room with original feature fireplace. The living room opens into a large open plan dining/family room area which leads back to the simply stunning, high specification bespoke kitchen offers a range of fitted units finished with a granite work surface and selection of luxury fitted appliances. The kitchen leads to a further reception area offering additional living space. The ground floor accommodation is complete with a WC along with a generously sized utility room which provides integral access to a garage/store area.

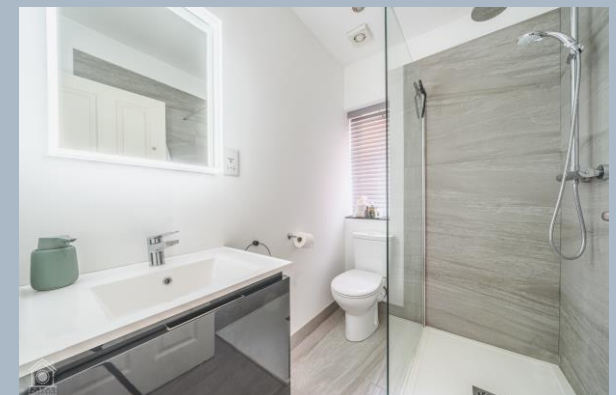
An impressive first floor landing with feature snug seating area offering a pleasant outlook over the rear garden leads to the property's four bedrooms all of which are generously sized double rooms with the master bedroom suite featuring a walk in wardrobe and modern en-suite shower room. Bedroom two also benefits from a modern fitted en-suite shower room. Completing the accommodation is a luxury family bathroom featuring a WC, wash hand basin, free standing bath and separate walk in shower.

Externally the property features beautifully landscaped rear gardens with a large area laid to lawn with attractive borders whilst a large patio seating area with feature brickwork adjoins the rear of the property making an ideal outdoor entertainment and dining area. To the front a driveway provides ample of road parking and leads to a garage.

EPC: TO FOLLOW

COUNCIL TAX BAND: F

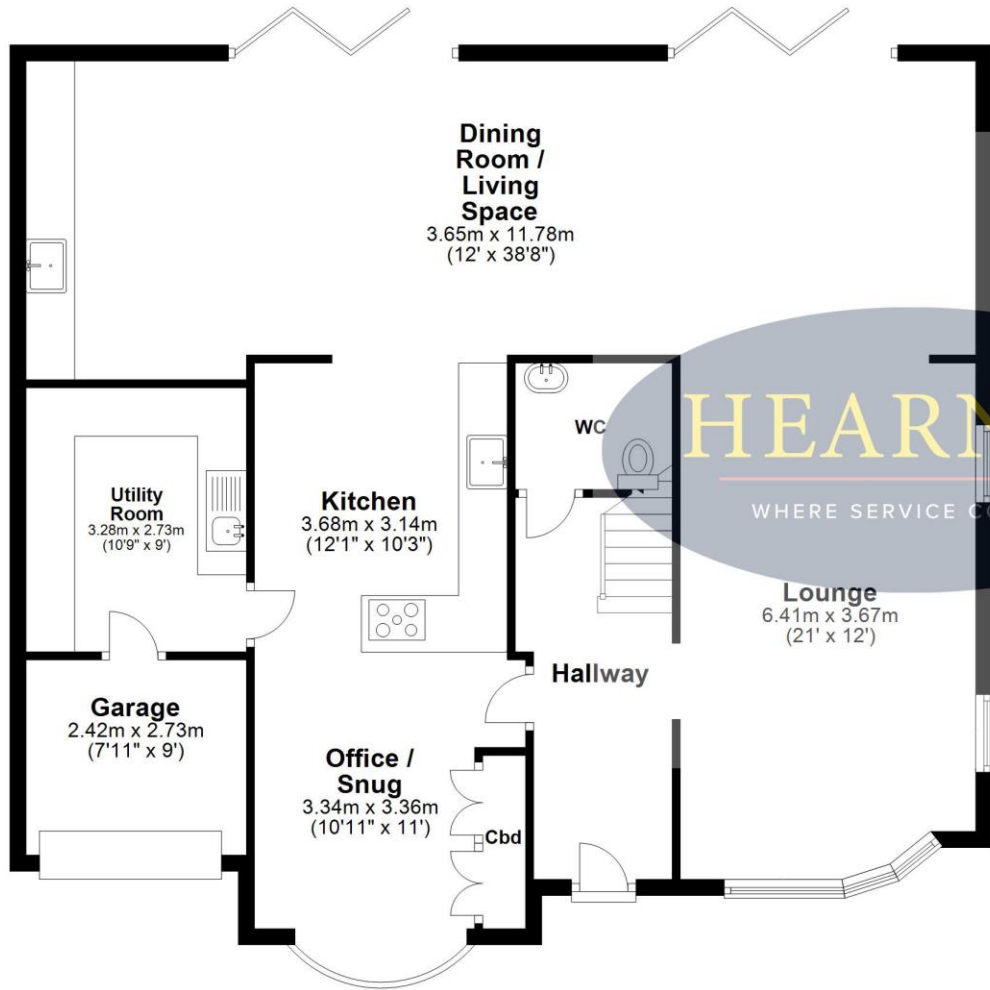
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure 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





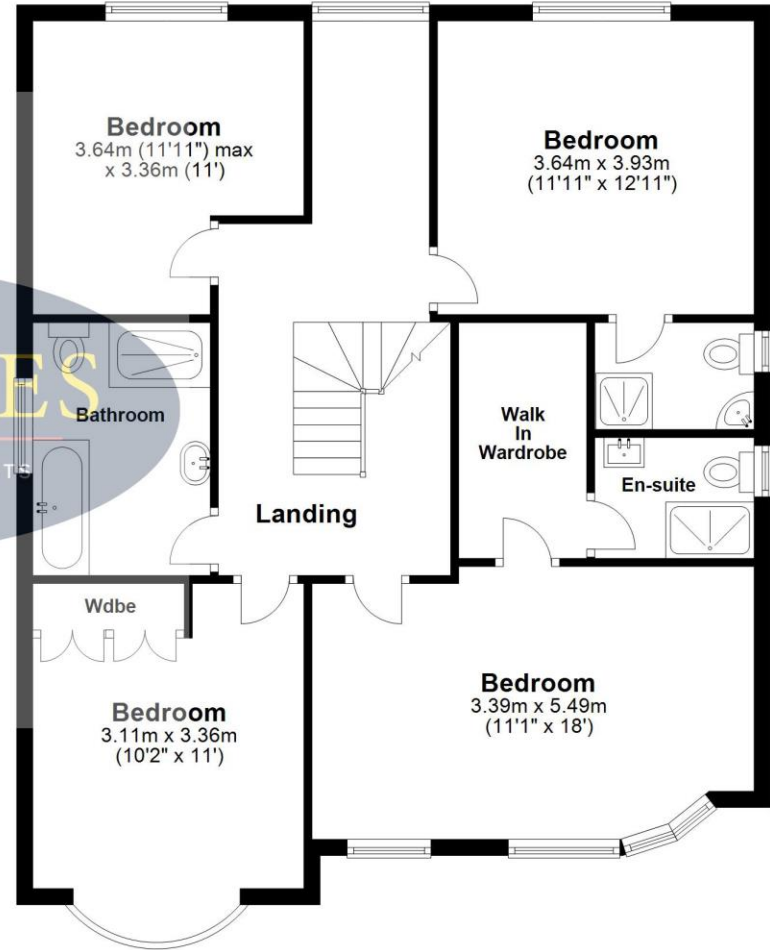
Ground Floor

Approx. 126.2 sq. metres (1358.6 sq. feet)



First Floor

Approx. 92.7 sq. metres (997.9 sq. feet)



Total area: approx. 218.9 sq. metres (2356.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.





www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE