



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to purchase a substantial and high specification four bedroom detached chalet home located in a premier location within the highly sought after Talbot Woods. The property is situated on an impressive, sunny aspect plot moments from the neighbouring Talbot Heath Nature Reserve. The property provides easy access to Bournemouth Town Centre and transport links whilst being in close proximity to Meyrick Park Golf course and a short walk to the popular West Hants Tennis and Leisure Club.

Upon entering the property, you are welcomed by a spacious entrance hall with wood flooring throughout and stairs leading to the first-floor landing. The hallway opens into an impressive living room featuring a picture window and sliding doors, complete with electric shutter, opening onto the rear garden. A single door leads into the open-plan kitchen/dining room, which also provides access to the rear garden, featuring an electric shutter, and to the side of the property. The high-specification kitchen boasts contrasting work surfaces, beautifully tiled flooring, designer radiator and a comprehensive range of floor and eye-level units, all finished with a selection of integrated appliances. From the kitchen, a door leads into a large covered storage area with access to the garage and additional store cupboards. Completing the ground floor accommodation are two further reception rooms, both generous doubles that could serve as additional bedrooms, and a luxury bath/shower room featuring a wash hand basin, WC, and a bath with shower over.

The bright and airy first-floor landing leads to three further double bedrooms. The primary suite is a generously sized double room enjoying pleasant southerly views over the garden. It features fitted wardrobes and a luxurious en-suite bath/shower room with dual wash basins, WC, bath, and a separate shower enclosure. Bedroom two also benefits from fitted storage and an en-suite bathroom. Bedroom three is another spacious double, featuring a charming box bay window overlooking the front aspect.

The property sits in a delightful, private plot with a stunning landscaped rear garden offering a southerly aspect whilst being mainly laid to lawn with a large patio seating area adjoining the rear of the property and greenhouse. An attractive pond area is beautifully enclosed by mature shrubs and well-established planting. To the front, a beautifully maintained garden offers privacy, while the driveway provides ample off-road parking and leads to the garage.

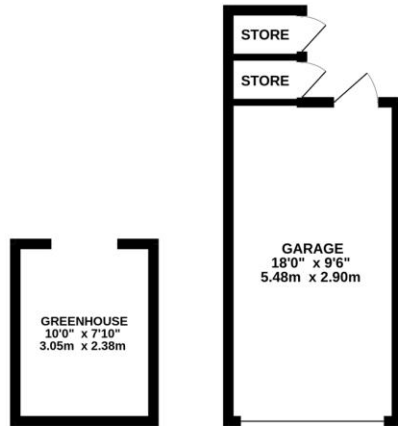
COUNCIL TAX BAND: F

EPC RATING: D

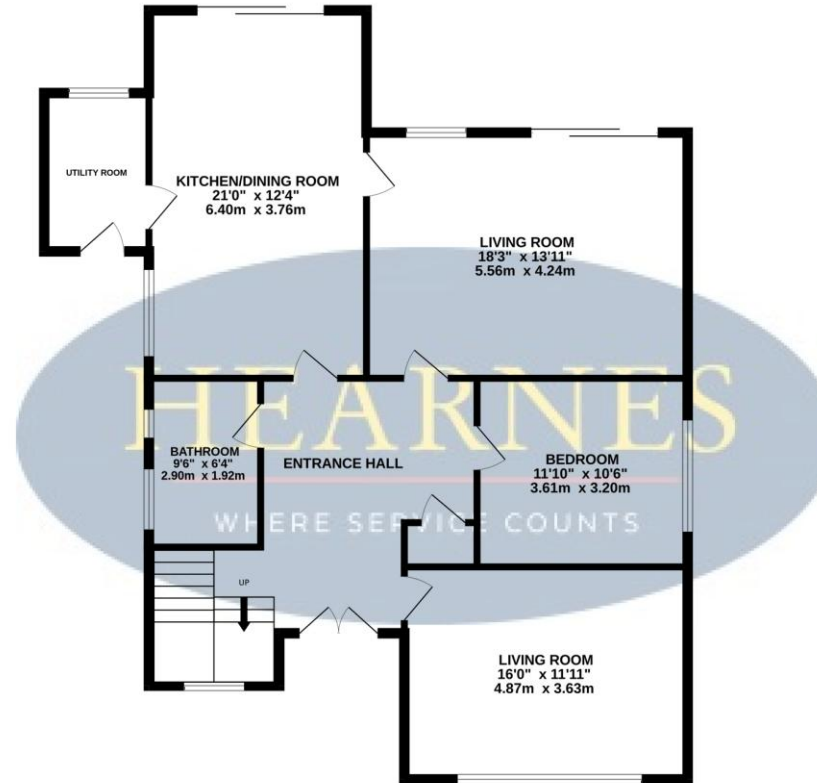
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



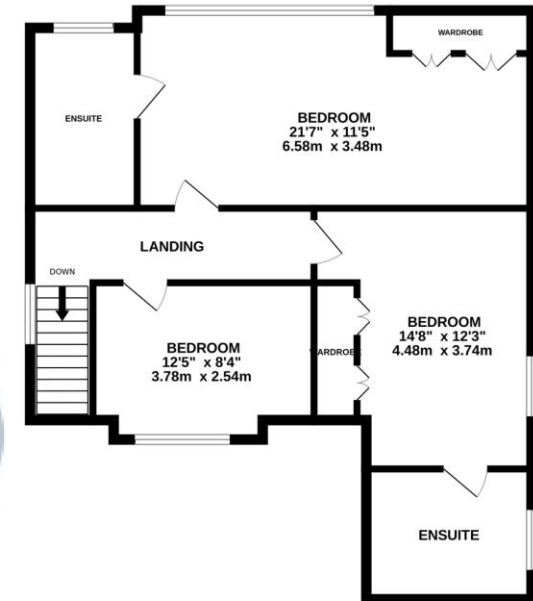
OUTBUILDINGS



GROUND FLOOR



FIRST FLOOR



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.
Made with Metropix ©2025

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

