



HEARNES

WHERE SERVICE COUNTS

A simply stunning detached character home, enviably located just moments from Queens Park Golf Course. This exceptional property is conveniently positioned for Bournemouth's highly regarded Grammar Schools, Park School, JP Morgan, and the hospital. Bournemouth Town Centre and its award-winning golden beaches lie approximately three miles away.

Upon entering the property through an enclosed porch with a beautiful stained-glass door, you are welcomed by an attractive hallway providing access to all ground floor accommodation, with stairs rising to the first floor. The property boasts both a sitting room and a living room—the sitting room overlooks the charming front garden and benefits from an inset fire with a decorative surround and a curved bay window. The spacious living room enjoys a dual aspect, featuring another curved bay window and a striking fireplace. To the rear of the property, a fantastic open-plan kitchen, dining, and living area creates a superb space for modern family living. A sliding door opens onto the rear garden, seamlessly blending indoor and outdoor living. The luxury kitchen is fitted with an extensive range of base and eye-level units, contrasting work surfaces, a central island with a breakfast bar, and integrated appliances, with space for an American-style fridge/freezer. There is ample space for a large dining table, a study area, and a further seating area. A separate utility room offers additional practicality, with access to the side of the property. Completing the ground floor accommodation is a cloakroom fitted with a WC and washbasin.

On the first floor, a spacious and impressive landing leads to four well-proportioned bedrooms and two bath/shower rooms. The primary bedroom is a generous double with decorative fireplace and overlooks the front aspect. The second bedroom is another spacious double, complete with fitted wardrobes. Bedrooms three and four are also double rooms, both benefiting from fitted wardrobes and overlooking the rear garden. The accommodation is served by a modern bathroom and a separate shower room, both fitted with a WC and hand wash basin.

The beautifully landscaped rear garden offers a high degree of privacy, featuring a large decked area, a level lawn, and mature hedge borders with tropical palms. Two additional seating areas provide perfect spaces for outdoor relaxation and entertaining. To the front, a spacious driveway provides ample off-road parking, with double doors leading to the garage, offering useful storage space. A single rear door from the garage provides direct access to the garden.

This exceptional home offers a perfect blend of character, charm, and modern living, set in a highly sought-after location.

Council Tax Band: E

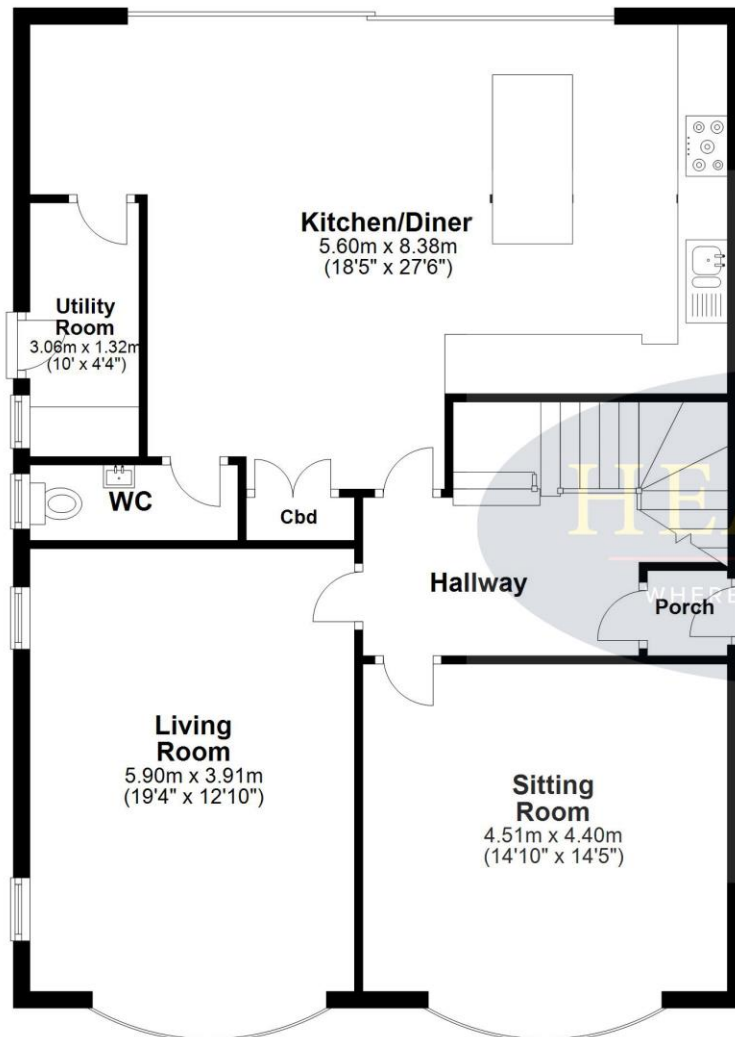
EPC rating: D

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.



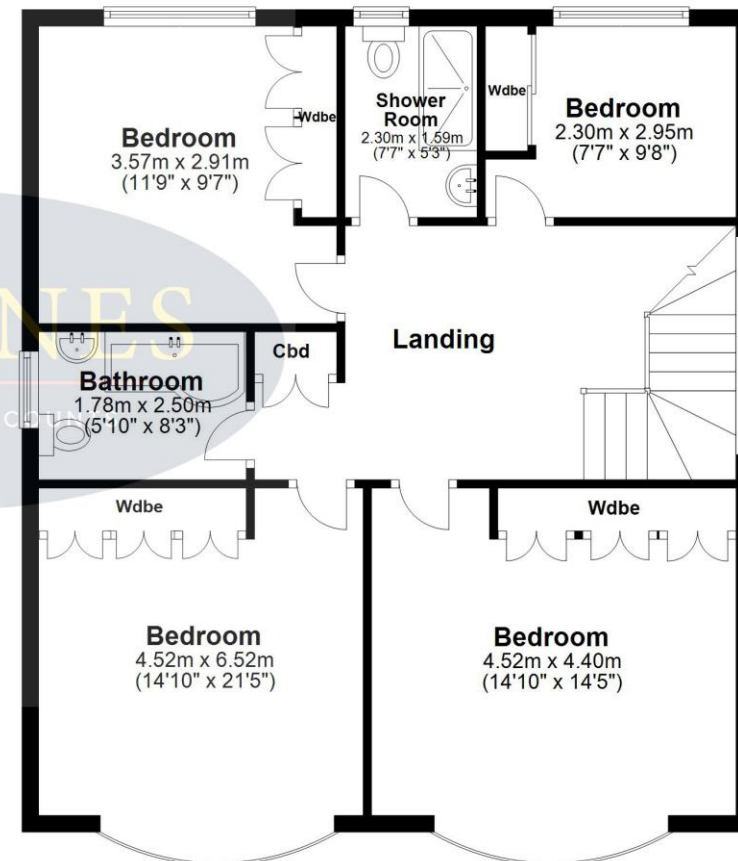
Ground Floor

Approx. 98.4 sq. metres (1058.9 sq. feet)



First Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



Total area: approx. 188.4 sq. metres (2028.3 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 and 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.

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

