



HEARNES
WHERE SERVICE COUNTS

A stunning Edwardian home built in 1910, situated just moments from Queens Park Golf Course that has been beautifully refurbished to the highest of standards throughout. Situated just over two miles from Bournemouth Town Centre, Queens Park is a much sought-after residential location, in close proximity to Park Independent School both Bournemouth Grammar Schools. Bournemouth offers a wealth of high street shops, bars and restaurants, access to miles of award-winning sandy beaches and a mainline rail link to London Waterloo in approximately 2 hours.

On entering the property, a welcoming character hallway gives access to all ground floor accommodation and stairs rising to the first floor. A fantastic open plan kitchen/breakfast room is located to the rear of the property, overlooking the garden with an adjoining utility room and WC. The kitchen has been refitted with a comprehensive range of base and eye level units alongside a large central island/breakfast bar. A large reception room is located to the front of the property with bay window and a wonderful feature fireplace with open fire. The reception room leads to a further dining room with feature fireplace and French doors leading out to the rear garden.

The first floor the landing gives access to four bedrooms and the family bathroom. The main bedroom is a large double bay window overlooking the southerly aspect rear garden. Bedrooms two, three and four are double in size all with ample space for furniture and wardrobes. The family bathroom is recently refitted, featuring standalone bath, shower enclosure, wash basin and WC.

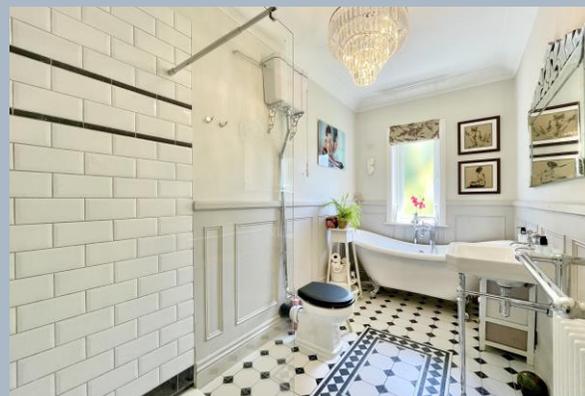
On the second floor there is a stunning master bedroom with southerly facing balcony, en-suite shower room and walk-in wardrobe.

To the rear of the property there is a beautifully landscaped southerly aspect garden with large resin patio area ideal for entertaining, seating area and a level lawn. To the rear of the garden is a fully equipped office/studio with power, lighting and smart climate control for heating and cooling. To the front of the property behind electric gates a large driveway provides ample off-road parking.

Council Tax Band - F

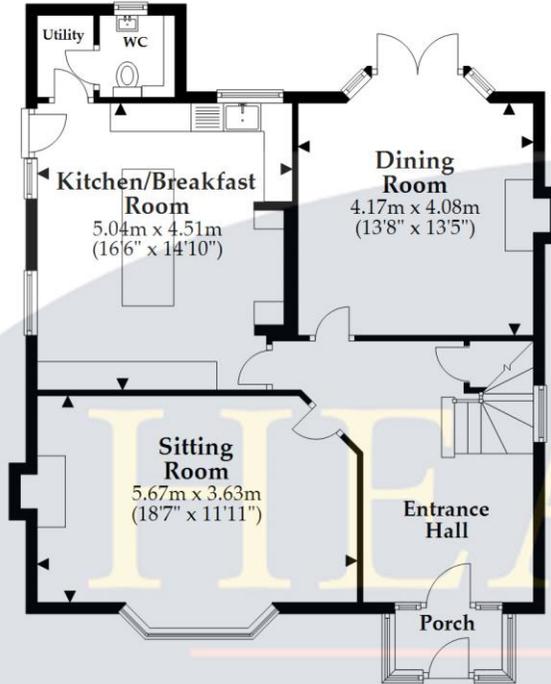
EPC Rating - D

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.



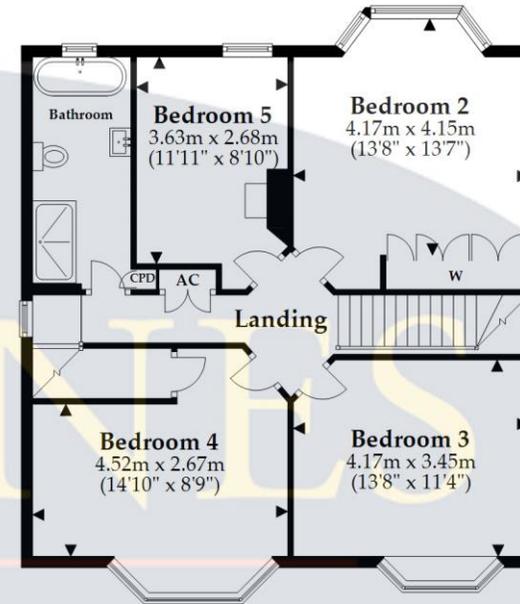
Ground Floor

Approx. 84.4 sq. metres (908.4 sq. feet)



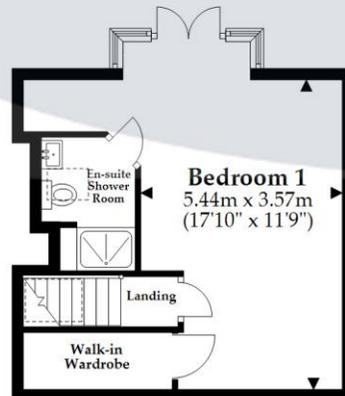
First Floor

Approx. 79.2 sq. metres (852.6 sq. feet)



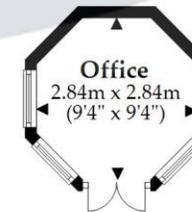
Second Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Chalet

Approx. 6.7 sq. metres (72.5 sq. feet)



Total area: approx. 201.5 sq. metres (2168.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



