



HEARNES

WHERE SERVICE COUNTS

A truly exceptional detached character home located in the ever popular Queens Park location within easy reach of the popular Queens Park Golf Course, main transport links and Bournemouth Town Centre. The property has been meticulously updated and remodelled by the current owners creating in excess of 3300 sq ft of luxurious living with high specification bathrooms and impressive kitchen spread across three floors. The property features superb ground floor accommodation offering a formal living room with feature wood burner, dining room, studio/family room and spacious open plan kitchen/living room. The property further benefits from five generously sized bedrooms and four luxury bathrooms whilst being located on a private plot with a woodland back drop.

On entering the property an impressive entrance hall with beautiful hard wood 'herringbone style' flooring, which continues through the majority of the ground floor, leads into a formal living room benefitting from a feature wood burning stove and leading into a separate dining room area. A feature of the house is the stunning open plan kitchen/living area featuring a bespoke fitted kitchen finished with a solid wood work surface and offering a comprehensive range of kitchen units complimented with a selection of kitchen appliances, instant hot water tap and feature pantry cupboard. A further feature of the ground floor accommodation is a bright and spacious studio room which offers an ideal study area or family room with both this and the kitchen area leading to the rear garden. Completing the ground floor accommodation is a walk in pantry, separate utility room and luxury ground floor bathroom.

Situated on the first floor are four of the property's bedrooms, all of which are generous in size, with the impressive master bedroom suite featuring a high specification en suite shower room and large feature windows offering ample light and a wonderful outlook over the rear garden. The first floor accommodation is complete with a further, high specification family bathroom. Completing the accommodation, located on the second floor, is a further sizeable double bedroom and en suite shower room.

Externally the property features a beautifully landscaped, private rear garden featuring a large, raised patio seating area with feature ornate pond and leading to a superb outdoor kitchen area. The rest of the garden is mainly laid to lawn with feature borders and large vegetable patch area whilst leading to a garden studio providing an ideal home office or gym. To the front wooden gates provide access to a driveway offering ample off road parking and lead to a garage.

EPC RATING:C

COUNCIL TAX BAND:E

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.





Howard Road, Bournemouth, BH8



Denotes restricted
head height

Approximate Area = 2907 sq ft / 270 sq m

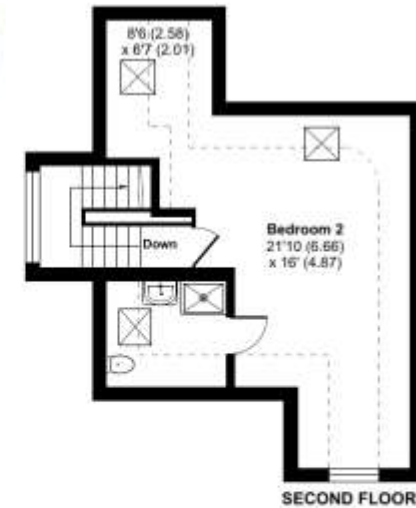
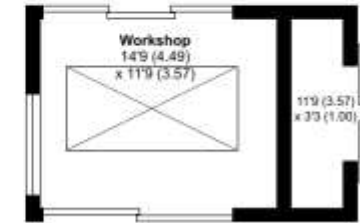
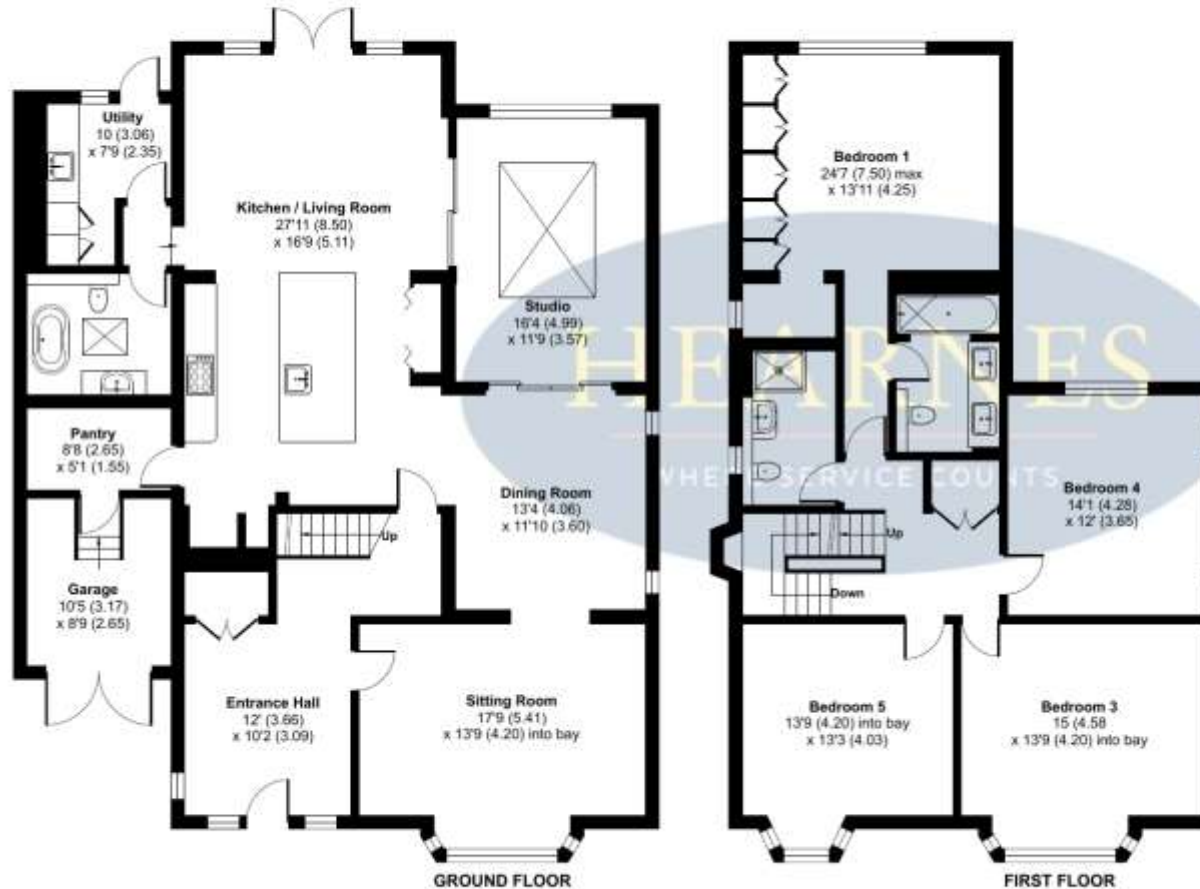
Limited Use Area(s) = 154 sq ft / 14.3 sq m

Garage = 93 sq ft / 8.6 sq m

Outbuildings = 211 sq ft / 19.6 sq m

Total = 3365 sq ft / 312.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hearn Bournemouth Estates Ltd. REF: 1360748





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