



HEARNES

WHERE SERVICE COUNTS

A simply stunning four bedroom detached character home, ideally located within easy reach of Bournemouth Town Centre, Meyrick Park, and the award-winning sandy beaches. This impressive property has been tastefully updated by the current owners, retaining many original features while offering over 2,469 sq. ft of versatile accommodation. It boasts a stunning open-plan kitchen/dining room, three spacious reception rooms, utility, feature hallway and landing, three bath/shower rooms, and a private rear garden with a detached garage.

The property is approached via a charming entrance porch with traditional tiled flooring, opening into a welcoming reception hall. The ground floor offers three elegant reception rooms, including a spacious living room with bay window and fireplace, a separate dining room with fireplace and decorative panelling, and a versatile family room overlooking the rear garden with a useful storage cupboard. At the heart of the home is a stunning open plan kitchen/dining/family room with adjoining utility. The kitchen is fitted with bespoke units, Quartz worktops and space for a range cooker and freestanding appliances. The utility room benefits from a built in fridge unit. The dining area features crittall-style doors and windows opening directly onto the rear patio and garden. A cloakroom completes the ground floor accommodation.

On the first floor, a beautiful galleried landing leads to four double bedrooms, two of which benefit from en suite facilities, together with a luxury family bathroom. The principal bedroom features a bay window and an impressive en suite.

Externally, the property is approached via a generous driveway providing ample parking and access to a detached garage, with the front garden being mainly laid to lawn. The stunning rear garden offers a high degree of privacy and features wraparound patios, level lawns, well-established planting and a secluded seating area.

EPC Rating: TBC

Council Tax Band: F

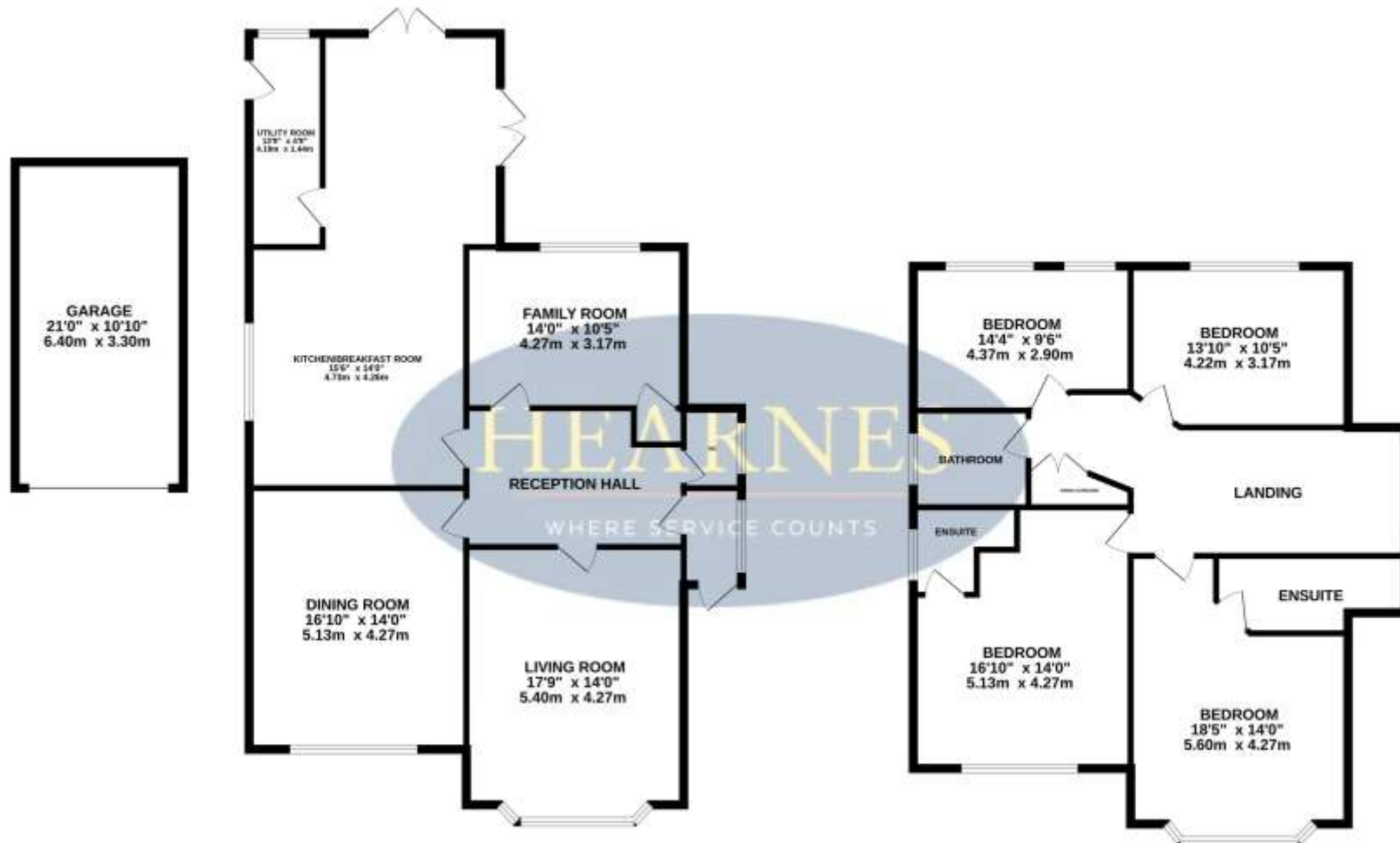
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GROUND FLOOR
1459 sq.ft. (135.5 sq.m.) approx.

SECOND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2469 sq.ft. (229.4 sq.m.) approx.

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.

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