



HEARNES
WHERE SERVICE COUNTS

A spacious four-bedroom detached family home, offering three well-proportioned reception rooms and a fully fitted kitchen. The property boasts a stunning, stepped rear garden with a detached garage with two further stores, multiple garden sheds, and pleasant elevated westerly views.

The property is situated in the highly sought-after Queens Park area, well positioned for the renowned Bournemouth Grammar Schools and within easy reach of JP Morgan, Bournemouth Hospital, and Queens Park Golf Course, along with local shops, parks, and everyday amenities.

On entering the home through the enclosed porch, you are greeted by a stained glass door that opens into the central hallway. To the left is a bright and spacious living room, opening into a conservatory enjoying elevated views and patio doors to the rear garden. To the right is a separate dining room overlooking the front aspect with a large bay window, which opens through to the kitchen. The kitchen is fitted with a good range of floor and wall units, integrated electric hob and electric oven, and space for a fridge/freezer. A pantry provides access to a useful basement area offering potential for conversion (subject to any necessary consents). Completing the ground floor is a utility room and WC.

Upstairs are four bedrooms, the main bedroom benefiting from built-in wardrobes and storage. The remaining three bedrooms are all doubles, served by a family bathroom and separate WC.

To the front, the garden is mainly laid to lawn with mature shrubs and a driveway providing off-road parking. A side gate leads to the rear westerly-facing garden with rooftop views from the terrace. The stepped garden offers areas of lawn and mature planting providing good seclusion. There is an impressive workshop/garage with power and light, two storage sheds below, and two further good-sized garden sheds.

Council Tax Band: E

EPC Rating: E

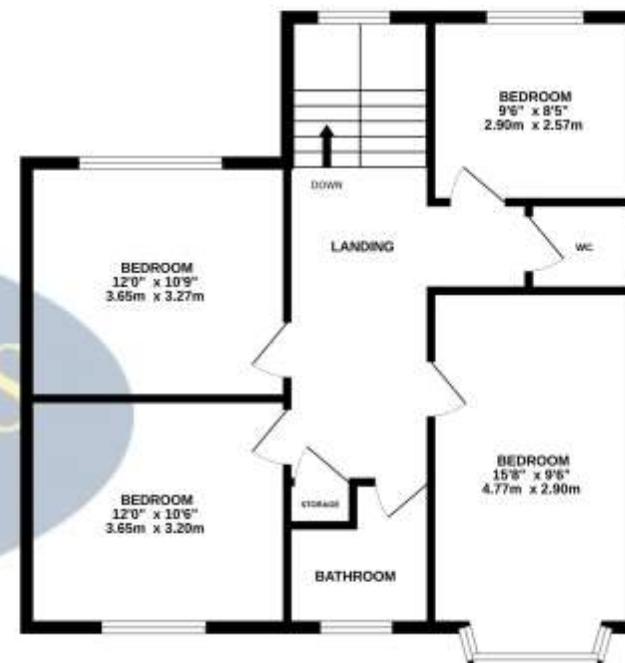
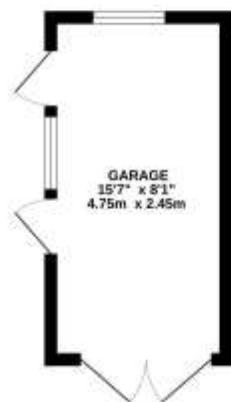
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



GARAGE
129 sq.ft. (11.7 sq.m.) approx.

GROUND FLOOR
867 sq.ft. (79.7 sq.m.) approx.

FIRST FLOOR
724 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

