



**HEARNES**  
WHERE SERVICE COUNTS



A substantial detached character home located on a prominent corner plot within a sought after residential location and easy reach of Bournemouth Town Centre and main transport links whilst being only a short walk to the popular West Hants Tennis and Leisure Club and Meyrick Park woodlands. The property has been superbly maintained and updated by the current owners whilst retaining many of the beautiful original features. The property benefits from three impressive reception rooms, spacious kitchen/breakfast room along with five bedrooms, private southerly facing rear garden and ample off road parking.

The property is offered for sale with no forward chain.

On entering the property an impressive entrance hall, with feature staircase leading to the first floor landing, provides access to all ground floor accommodation. Two superbly positioned, spacious reception rooms both with feature fireplaces overlook the rear garden. A dining room, also overlooking and providing access to the rear garden leads into a spacious kitchen/breakfast room offering ample floor and wall mounted units, finished with a matching work surface. The kitchen also provides access to the front of the property and driveway. The ground floor accommodation is complete with a boot room and WC.

Situated on the first floor are four of the property's bedrooms, all of which are generously sized, with a particular feature being the impressive master bedroom. The first floor accommodation is complete with a modern fitted family bathroom, additional WC and separate shower room.

Located on the second floor is the fifth bedroom which is a spacious double room and served by a modern en suite shower room.

Externally the property offers a beautifully landscaped southerly facing rear garden being mainly laid to lawn with a selection of attractive flower and shrub borders finished with a large patio seating area adjoining the rear of the property. To the front a gravel driveway provides ample off road parking for numerous vehicles.

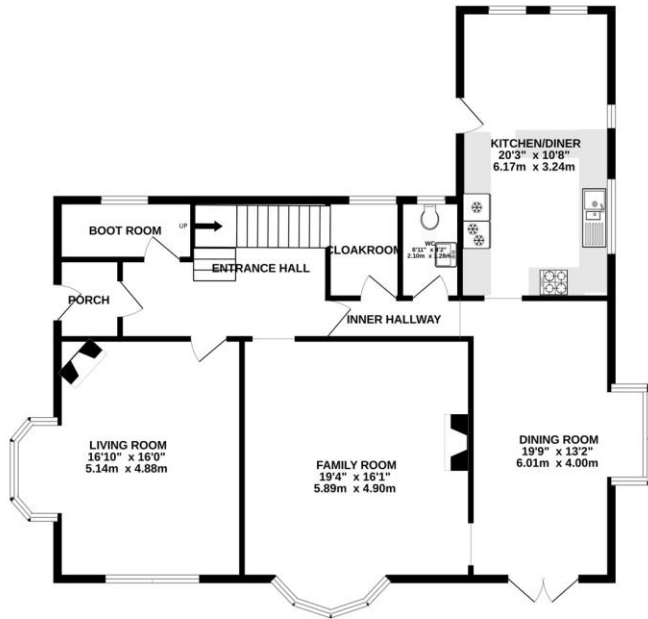
**EPC: D**

**COUNCIL TAX BAND: F**

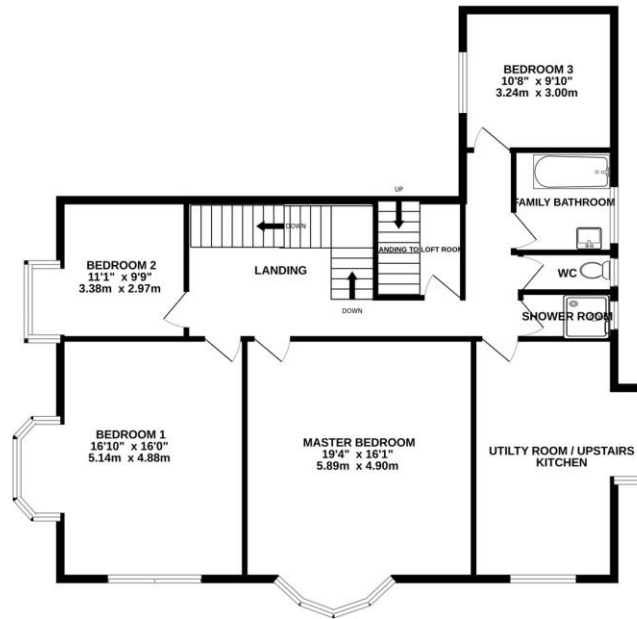
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



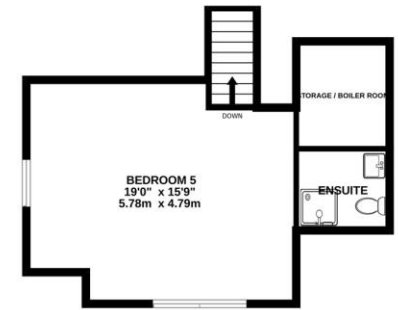
GROUND FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2837 sq.ft. (263.6 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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