

FOR SALE

Hume Lodge Meyrick Park, Bournemouth BH2 6NZ



PHILIPPA SOLE



£895,000

Vendors found

Sandy bathing beaches,
approximately 1 mile

Extensively redesigned and
refurbished by the present owners

Neptune kitchen with high quality
appliances

3 receptions

Close to all transport links

Moments from Meyrick Park and
it's sporting facilities

Off road parking for many vehicles

Council Tax Band F - £3102.30

About this property

A charming family home with elegant interiors and stunning outdoor space, this beautifully presented property offers a seamless blend of classic charm and modern convenience. The entrance hallway's airy design is enhanced by stylish light fixtures and tasteful decor, creating a warm first impression. The "Neptune" kitchen has been meticulously designed, featuring custom-painted cabinetry in a contemporary gray tone, complemented by pristine white quartz counter tops. Including traditional twin butler sink, integrated appliances, and ample storage ensuring both style and functionality, this in turn leads to a separate utility and wc. The dining hall, is the heart and central core to this property and offers a great setting for family meals and gatherings, with easy access to the paved terrace through the French doors. The lounge features a large boxed bay that floods the living space with natural light, this room has an elegant atmosphere, highlighted by a feature working fireplace. The second reception room combines function and charm, the large windows provide views towards the manicured garden, a practical yet stylish room. The return staircase leads to the first floor with four double bedrooms, all beautifully decorated in neutral tones. The principal bedroom is exceptionally spacious with a stunning bay window, elegant in design and complete with a large fitted wardrobes and walk-in style wet room. The main bathroom features a statement freestanding bathtub, textured stone feature wall, and ambient lighting. A floating vanity and modern fittings enhance the clean, streamlined aesthetic, perfect for unwinding. The expansive garden is beautifully landscaped with a lush green lawn and mature hedges providing privacy. The patio area offers the ideal space for outdoor dining or relaxation, surrounded by carefully placed planters and vibrant greenery. The garden room is nestled in the corner perfect as a home office, studio, or retreat. There are two additional storage sheds and ample off road parking, perfect for a boat or the ever popular camper van.

Location

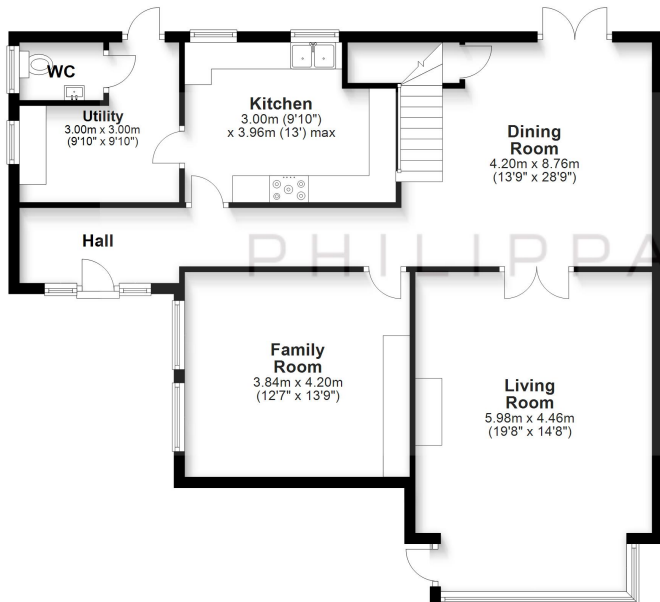
There are so many benefits to living in this location, providing the perfect balance of serene living and yet conveniently situated and walking distance to local cafe's, restaurants and shops. For the commuters Bournemouth railway station provides direct services to London Waterloo in approximately 2 hours and Bournemouth International Airport is approximately 7 miles away. For fitness and enjoyment Meyrick Park with an 18 hole golf course and fitness club is a short stroll. Bournemouth town centre and the award winning sandy bathing beaches are a down hill stroll, with the ever popular Sandbanks beach just over 5 miles.





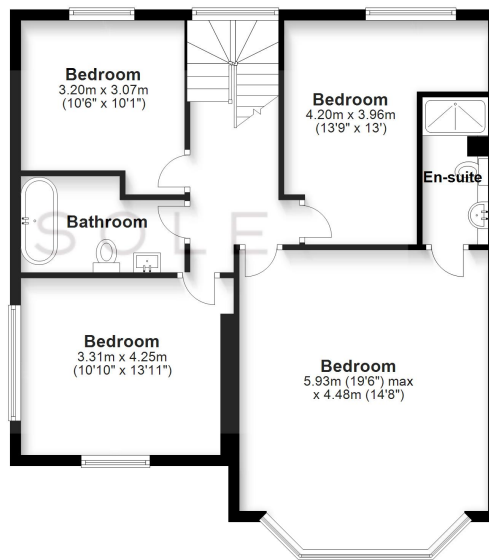
Ground Floor

Approx. 93.6 sq. metres (1007.1 sq. feet)



First Floor

Approx. 77.2 sq. metres (830.9 sq. feet)



Total area: approx. 170.8 sq. metres (1838.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		56	74

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