



**HEARNES**  
WHERE SERVICE COUNTS

A stunning modern detached home situated within an idyllic semi-rural location offering substantial and flexible living accommodation. Set within the popular village of Throop, just moments from Throop Mill and many pleasant countryside walks along the River Stour. Conveniently the property is also close to a range of amenities and Bournemouth Grammar Schools with Castlepoint Shopping Centre less than 2 miles distant and Bournemouth Town Centre, offering a wide range of high street shops and access to award winning beaches, approximately 4 miles away.

This family home features comprehensive accommodation comprising six bedrooms, four luxury bath/shower rooms, two spacious reception rooms along with a high specification kitchen/dining room. The property is situated on a private, sunny aspect plot whilst also benefitting from ample off road parking and a double garage.

On entering the property a welcoming hallway leads into an impressive living room featuring a front and rear outlook whilst also providing access to the rear garden. A high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and dining area whilst also providing access to the rear garden. The ground floor accommodation is complete with a separate utility room giving access to the rear garden and WC.

Situated on the first floor are four bedrooms all of which are generous in size with the primary bedroom featuring fitted wardrobes and a luxury en suite shower room. Bedroom two also features an en suite shower room and there is a further luxury family bathroom. The second floor features two further double bedrooms and a separate shower room.

Externally the property is situated on a private and beautifully landscaped, sunny aspect plot with the rear garden being mainly laid to artificial lawn with a large patio seating area adjoining the rear of the property and to the right hand corner. To the front a spacious driveway offers ample off road parking and leads to a double garage which can also be accessed from the garden.

**COUNCIL TAX BAND: G**

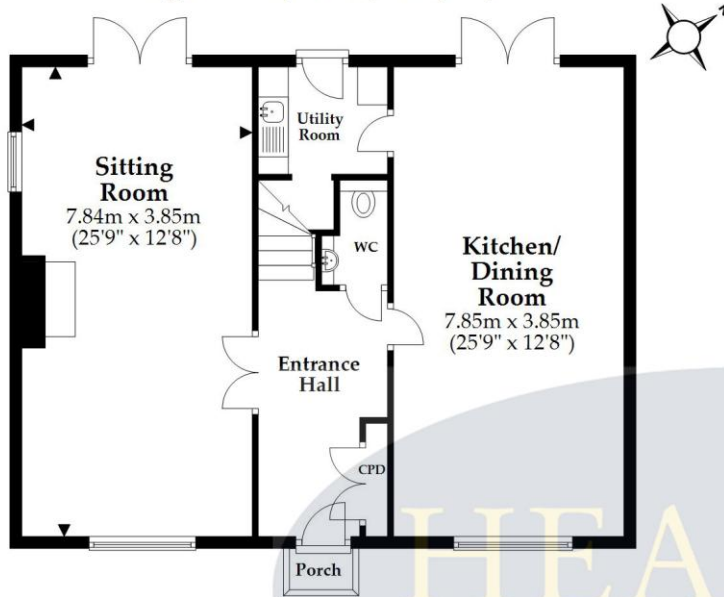
**EPC RATING: C**

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.



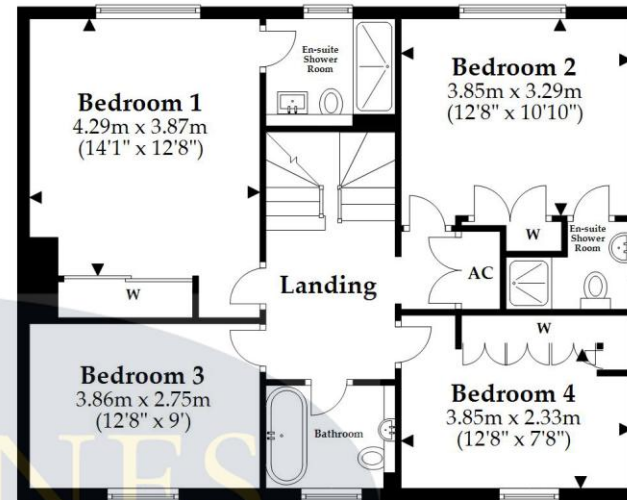
## Ground Floor

Approx. 78.9 sq. metres (849.4 sq. feet)



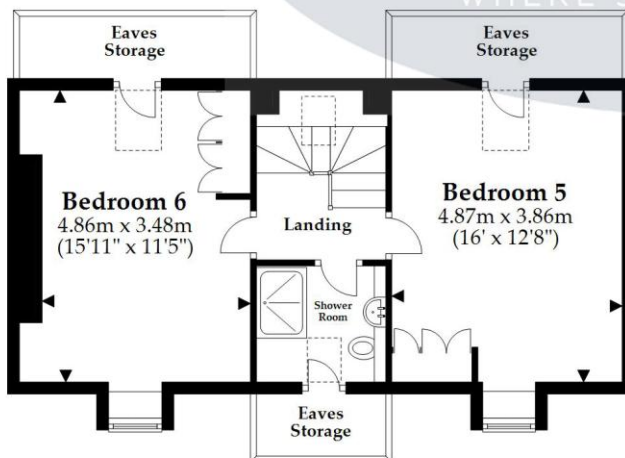
## First Floor

Approx. 79.0 sq. metres (850.1 sq. feet)



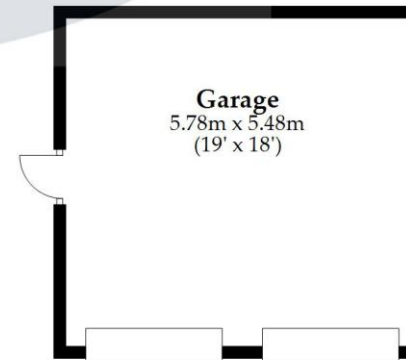
## Second Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



## Outbuilding

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 239.7 sq. metres (2580.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



