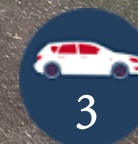




£3,200 pcm

Not Applicable

HUNTLY ROAD, BOURNEMOUTH, DORSET BH3 7HJ



◆ **SUBSTANTIAL DETACHED FAMILY HOME**

◆ **LARGE OPEN PLAN KITCHEN/DINER**

◆ **SEPARATE DETACHED GARDEN CABIN, PERFECT AS A HOME OFFICE, GYM OR GAMES ROOM**

◆ **MASTER SUITE TO INCLUDE LARGE ENSUITE AND SEPARATE DRESSING ROOM**

An Immaculate four bedroom traditional property in the heart of Talbots Woods, moments away from West Hants Tennis and Leisure Club. Situated in the highly desirable Talbot Woods area, just a short distance from the West Hants Tennis and Leisure Club and well-connected transport links, this impressive four-bedroom detached residence has been thoughtfully extended and modernised to create a stylish and versatile family home.

Property Description

Offering generous living space, two contemporary bath/shower rooms, and an attractive plot, the property also benefits from a garden room, ample off-road parking, and a garage.

A welcoming entrance hall leads into a spacious living room running the full depth of the house, complete with a feature fireplace. This space flows into an additional reception area with double doors opening directly onto the rear garden.

The heart of the home is the stunning open-plan kitchen/family room—an extended, light-filled space with bi-fold doors providing a seamless connection to the garden. The kitchen is finished to a high standard, offering a wide range of fitted units, a central island, and a feature wood-burning stove. A separate utility room with garden access and a ground-floor WC complete the layout on this level.

The first-floor hosts three generous double bedrooms, served by a modern family bathroom. The entire top floor is dedicated to the primary suite, featuring a spacious bedroom, dressing area, and a luxury bathroom.

Please note: In accordance with the 1979 Estate Agents Act an interest in this property is declared.

Gardens and Grounds

The rear garden enjoys a sunny and private outlook, perfect for outdoor entertaining, and includes a detached garden cabin ideal as a home office, gym, or games room. To the front, a driveway provides parking for 3 cars alongside access to the garage suitable for storage.

Location

Talbot Woods is a suburb of Bournemouth, located just south of Talbot Village, known for its upscale residences, tree-lined streets, and proximity to amenities like Talbot Heath School, the Pug's Hole nature area, and the Meyrick Park and West Hants clubs. It is a popular area due to its tranquil environment and desirable location near the coast and heathland.

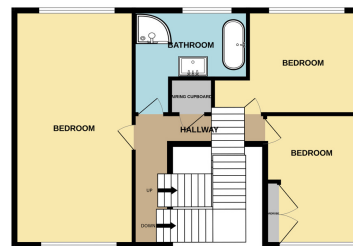


Size: 214.9. sq ft (2313 sq m)
Heating: Gas fired heating
Glazing: Double glazed
Parking: Driveway & single garage
Garden: North West
Main Services: Electric, water, gas, telephone, drains
Local Authority: BCP
Council Council Tax Band: F

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.

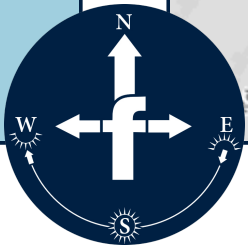
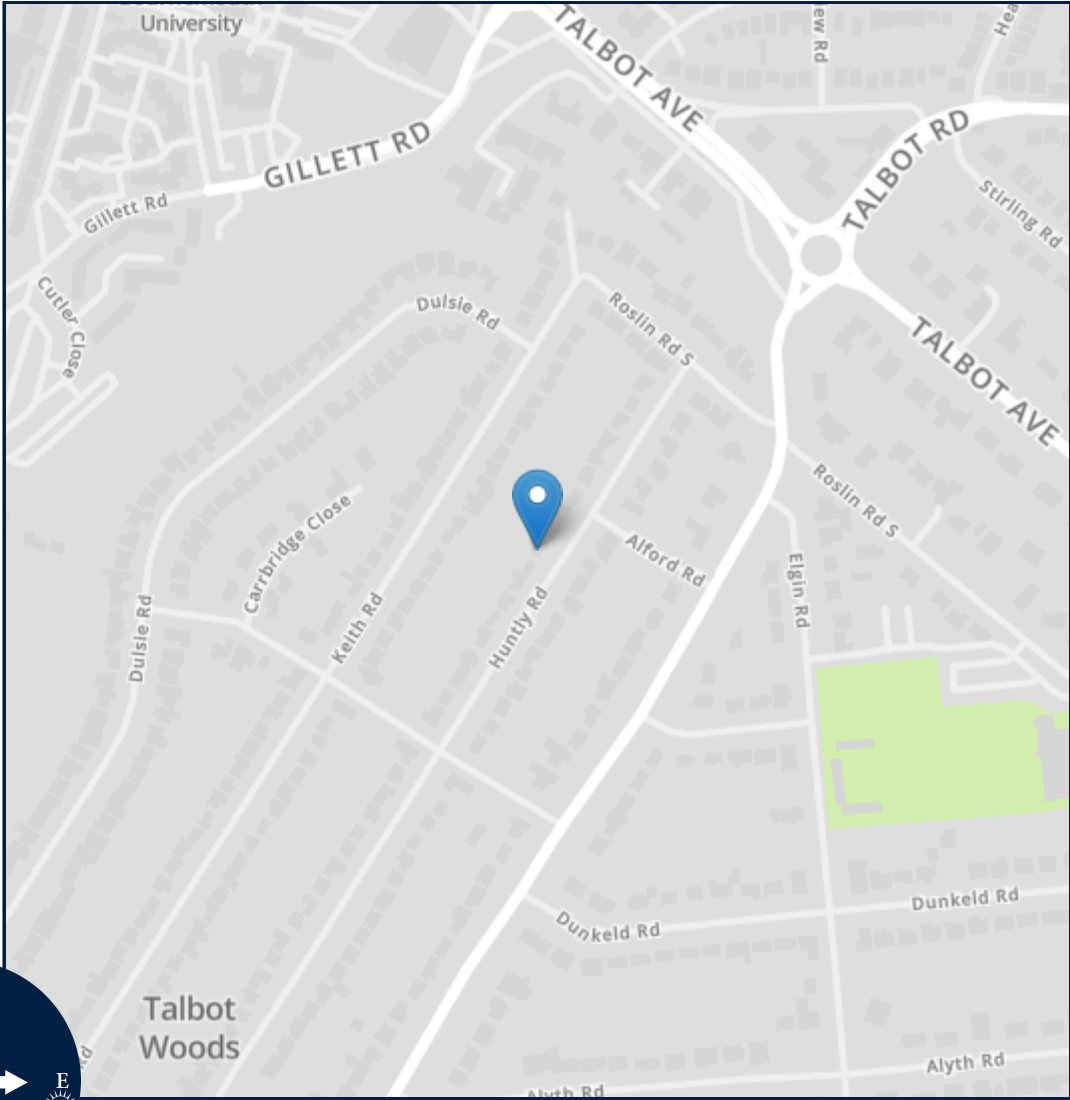
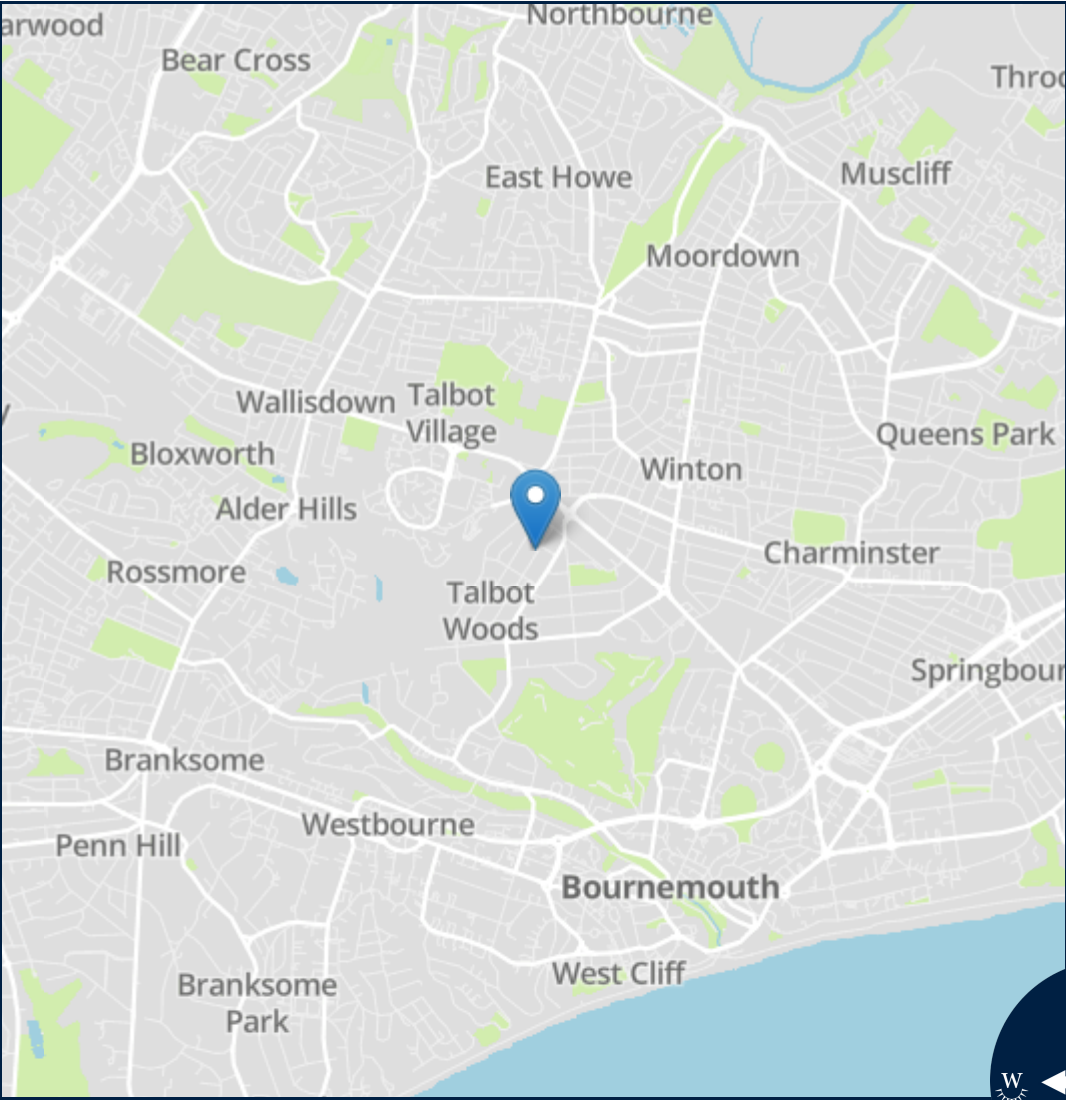


2ND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 2388 sq.ft. (221.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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