



HEARNES

WHERE SERVICE COUNTS

A truly exceptional family home set within a secure and private plot, having undergone a complete refurbishment to an exacting standard throughout, creating approximately 4,735 square feet of accommodation. This stunning property is situated on one of Talbot Woods' most sought-after roads, in close proximity to Meyrick Park Golf Course and within easy reach of both Westbourne and Bournemouth Town Centre, as well as excellent transport links and the popular West Hants Tennis and Leisure Club. An internal viewing is highly recommended to appreciate the quality and accommodation on offer.

The high-specification finish is evident from the moment you enter, beginning with a beautifully enclosed porch featuring a picture window that frames views of the secluded rear garden. This leads into a grand entrance hall, complete with a seating area and feature fireplace. From here, you are guided to three principal reception rooms, including a stunning living room, a cosy snug, and a dedicated office/study. A beautifully appointed open-plan kitchen/dining area seamlessly extends into the family room, which overlooks the rear gardens—ideal for modern family living and entertaining. The luxury fitted kitchen offers a comprehensive range of units and premium-brand appliances, and also benefits from a vaulted glass atrium, bespoke fitted drinks cabinet and sliding doors leading onto the rear patio. The downstairs accommodation is completed with a utility room providing access to the side of the property, a luxury cloakroom, and internal access to the double garage, which features an electric up-and-over door.

The first floor comprises four double bedrooms and three luxury bath/shower rooms. The primary bedroom suite includes a dressing room that leads to an ensuite bath/shower room. Bedroom two features a charming bay window overlooking the front aspect, fitted storage, and a bespoke ensuite with a hand wash basin, WC, and bath with shower over. Bedrooms three and four are served by a beautifully refurbished family bath/shower room, complete with fully tiled walls, a hand wash basin, WC, bath, and walk-in shower.

The top floor has been converted into an impressive, bright, and airy suite featuring a dressing area, a spacious bedroom, and an ensuite shower room.

Externally, a spectacular private garden is beautifully landscaped, featuring an extensive patio area ideal for al fresco dining. This leads to a converted garden room, currently utilised as a gym, but which would also make a perfect home office or guest accommodation. A decked seating area boasts a built-in pizza oven and overlooks an attractive pond with water features. The spacious, level lawn is bordered by shrubbery and complemented by a further patio area and another decorative pond. To the front, electrically operated gates open onto a repaved driveway, providing ample off-road parking and access to an electric double garage.

COUNCIL TAX BAND: G

EPC RATING: D

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.

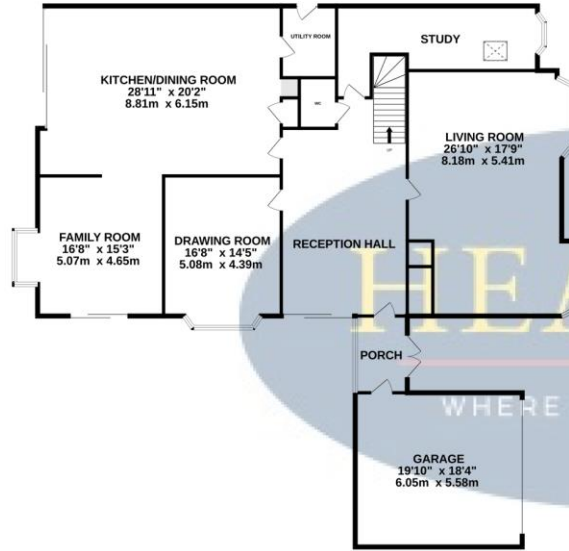




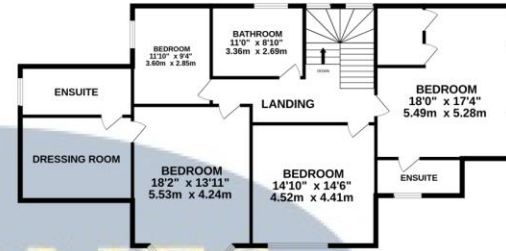
GYM/HOME OFFICE



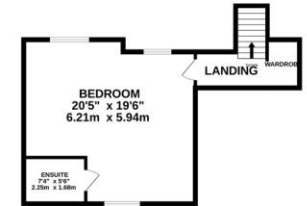
GROUND FLOOR
2807 sq.ft. (260.8 sq.m.) approx.



FIRST FLOOR
1389 sq.ft. (128.0 sq.m.) approx.



TOP FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 4735sq.ft. (439.9 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.

Made with Metropix ©2025





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE