



**HEARNES**

WHERE SERVICE COUNTS

An impressive and bespoke, detached family home positioned in a prime location within the prestigious area of Talbot Woods. Situated on a beautifully landscaped, secluded plot the property provides easy access to Bournemouth town centre and its award winning sandy beaches, Westbourne and The West Hants tennis and health club.

Upon entering the property, a most impressive oak paneled hallway leads to all ground floor accommodation and offers stairs leading to the first floor. There are two bright and airy reception rooms to the rear of the property, both with stunning original black Crittall windows, the living room with log- burner and single door providing access to the raised patio and onto garden. A particular feature of the property is the recently remodeled and extended open plan kitchen/living/dining room provides access to the rear garden, utility room and garage. The luxury kitchen with large central island offers a range of floor and wall mounted units, integrated dishwasher, hot water tap, wine cooler, larder fridge and induction hob with downdraft extractor. The living area with underfloor heating has ample space for a dining table and attractive black French doors give access to the rear garden and patio. From the kitchen there is also a utility room with access to the side of the property, integrated washing machine, dryer and larder freezer then leading to the integrated garage. The ground floor is completed with a cloakroom fitted with WC and wash basin.

On the first floor an impressive landing provides access to three bedrooms and the family bath/shower room. The master bedroom is a large double room with bespoke storage and access to a bespoke Lusso Stone en-suite bath/shower room with ample storage. The remaining two double bedrooms are served by a beautifully re-fitted family bath/shower room also Lusso Stone with matt black styling and marble tiles. Both bathrooms enjoy underfloor heating.

From the first floor landing stairs lead to a further bedroom with ample storage and pleasant out look over the rear garden. There are approved plans in place for dormer windows to be added.

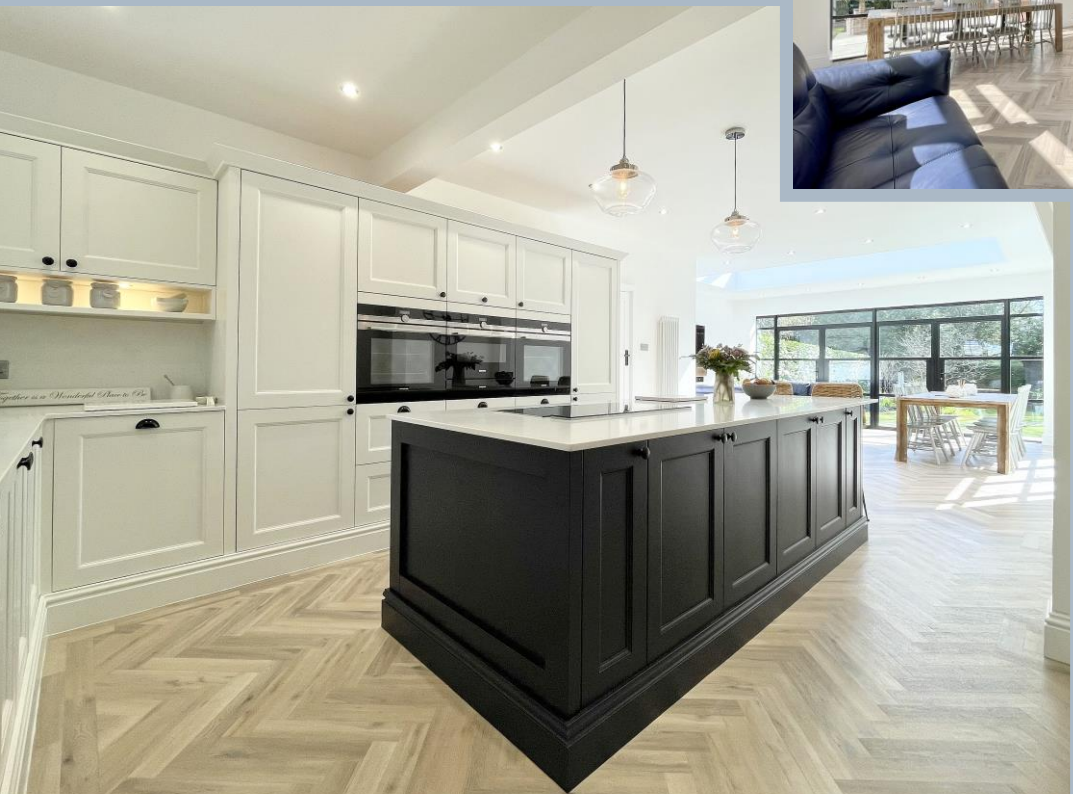
A particular feature of the property is the spectacular gardens, with the property being positioned on a large and secluded plot. The property enjoys a mature and well maintained garden mainly laid to lawn and a garden room with power supply. Adjoining the rear of the property a raised patio area makes a perfect for 'al fresco/dining and hosting. The secluded driveway is accessed via double gates and provides ample off road parking with neatly maintained gardens and access to garage.

**COUNCIL TAX BAND: G**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.







Total area: approx. 258.6 sq. metres (2783.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.





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