

Dorset Road, Talbot Woods,  
Bournemouth BH4 9LB

Guide Price £700,000 Freehold





## Property Summary

Occupying a generous plot in Talbot Woods, this modern three-bedroom home is presented in first class order throughout and has the added benefit of converted garage accommodation. The property has a flexible arrangement of rooms with an open-plan kitchen/lifestyle room over the rear garden and two further receptions to the ground floor. A beautiful home with superb accommodation set on a highly sought after road in Talbot Woods.



## Key Features

- Entrance hallway with cloakroom
- Living room and separate dining room
- Modern fitted kitchen opening to a large garden room/lifestyle area
- Three bedrooms
- Family bathroom
- En-suite to the principal bedroom
- Off street parking for numerous vehicles
- Walled frontage from the road
- Detached converted garage
- Beautifully presented throughout



## About the Property

On entering the property there is a large hallway with a cloakroom and doors leading to the living room, dining room and kitchen. The modern fitted kitchen has a comprehensive range of units, and a beautiful granite work surface extending to a peninsula, which leads into the garden room. The garden room is a generous size and is flooded with natural light. The lifestyle space presents both dining and living areas and double doors open into the formal living room which is ideal for grand scale entertaining.

To the first floor there are three bedrooms, with the master having separating double doors leading into the third bedroom. This makes for an ideal space for a dressing room when not in use as a formal bedroom. The principal bedroom benefits from an en-suite and the guest and third bedroom are serviced by a family bathroom.

To the front of the property there is a large driveway and the garden has been hard landscaped for ease of maintenance. The front garden also has a retaining front wall.

Gated access leads through to the rear of the property where there is a large, detached garage. The garage has been converted and there is a mezzanine level with plumbing and w/c. Underneath the mezzanine level there is huge provision for storage and as can be seen in the photographs, the vaulted ceiling and exposed timbers of the conversion gives more the feel of a Swizz Chalet than that of a former garage. The conversion offers a variety of uses subject to any necessary consents.

The garden provides a high degree of privacy and is mainly laid to lawn with well stocked shrub borders and surrounding planting. There is a timber storage shed and a further garden cabin is located to the rear of the garden (currently in use as a home gym).

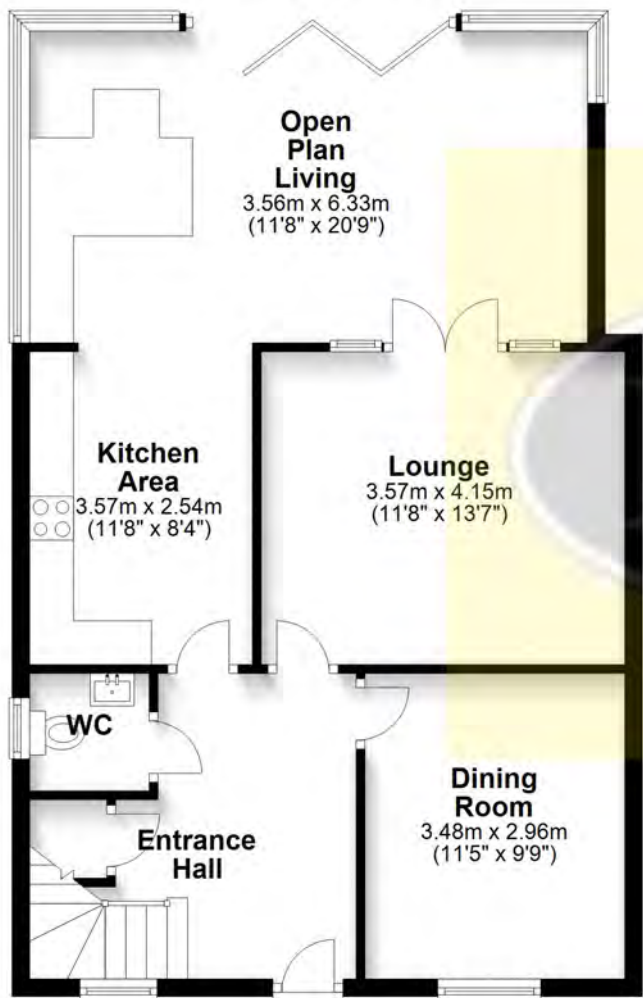
We think this is a superb property that offers a sense of space and light throughout and an incredibly flexible layout of rooms.

Tenure: Freehold

Council Tax Band: E

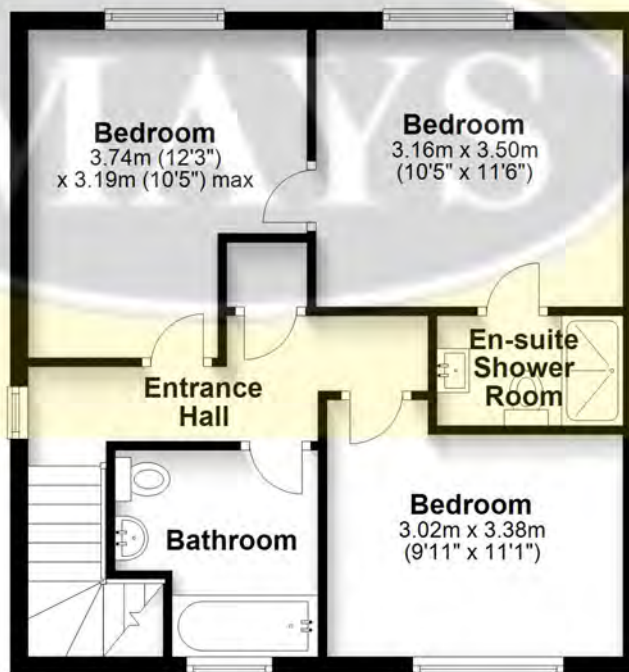
### Ground Floor

Approx. 71.7 sq. metres (771.6 sq. feet)



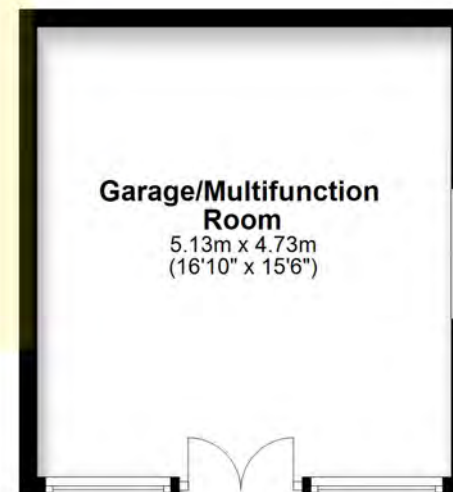
### First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



### Outbuilding

Approx. 24.3 sq. metres (261.2 sq. feet)



Total area: approx. 144.8 sq. metres (1558.2 sq. feet)

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Plan produced using PlanUp.



## About the Location

Talbot Woods is one of Bournemouth's most exclusive enclaves benefitting from local facilities which include the West Hants Sports and Leisure Club and the renowned Talbot Heath School. 'The Club' at Meyrick Park is close by offering an 18-hole golf course and state of the art fitness centre.

Bournemouth town centre is less than a mile away and offers a wide range of shops, restaurants, cafes and leisure facilities, not to mention the famous blue flag sandy beaches. Westbourne village is also less than a mile away providing an eclectic mix of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. Talbot Heath Nature Reserve and Pugs Hole are also in close proximity with stream, heath and woodland walks in a tranquil setting.

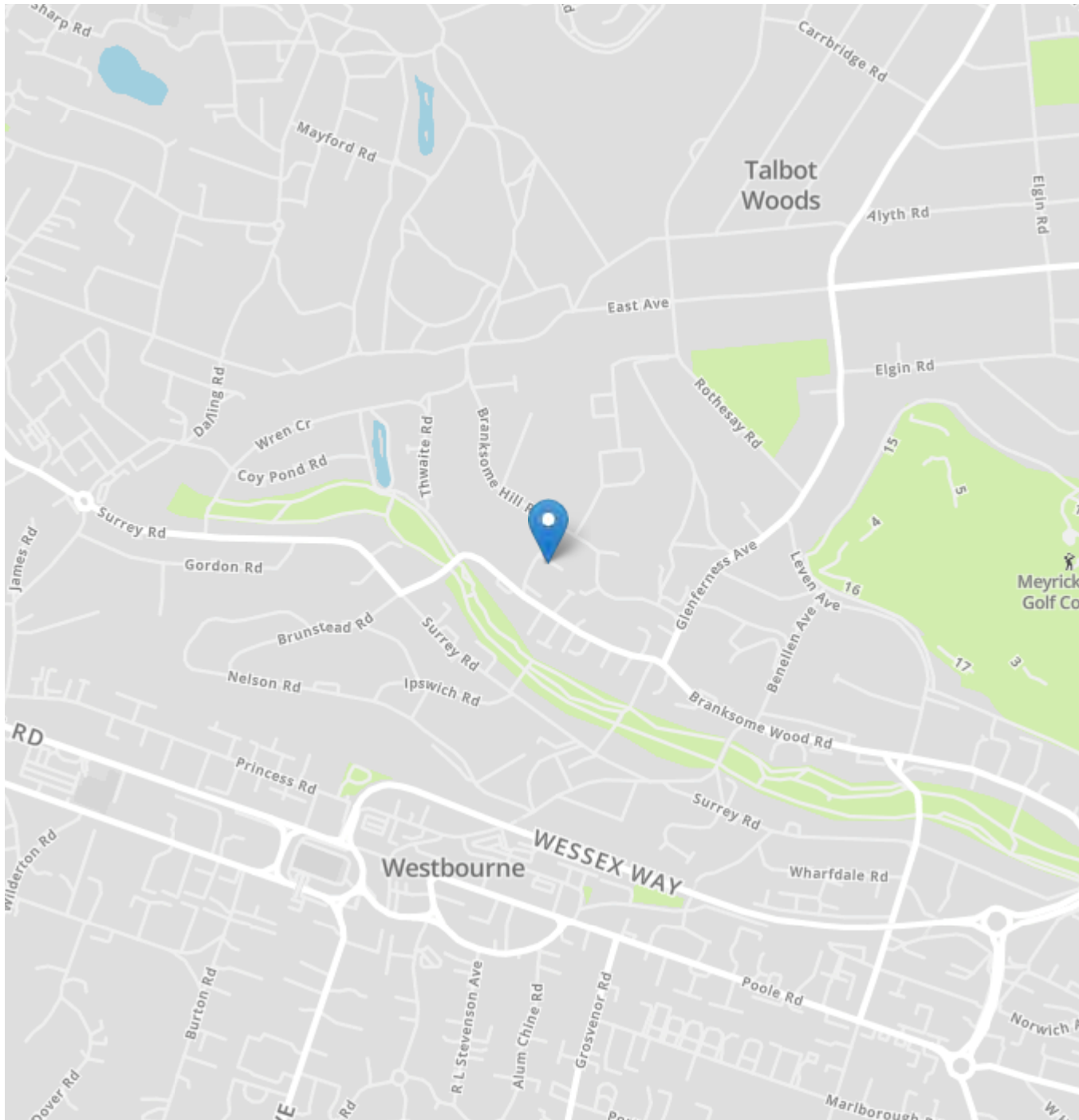



## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	71
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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