



**HEARNES**  
WHERE SERVICE COUNTS

Talbot Avenue, Talbot Woods  
Bournemouth, Dorset, BH3 7HR

# Talbot Avenue, Talbot Woods, Bournemouth, Dorset, BH3 7HR

## FREEHOLD

A truly exceptional detached character residence situated within one of the prestigious Talbot Woods premier locations offering substantial, luxury living. The property is ideally located moments from Meyrick Park and within easy reach of Bournemouth Town Centre and seafront whilst being within only a short walk to the popular West Hants Tennis and Leisure Club.

Built in circa 1911 this stunning Edwardian era Arts and Crafts home is situated on a private plot approaching 0.4 acres and offers a home steeped in history whilst showcasing numerous bespoke period features including extensive stained glass windows, magnificent wood panelling, original 19th century fireplaces, impressive entrance portico and a sunken World War 1 air raid shelter. The property has undergone comprehensive refurbishment by the current owners (since purchasing the home in 2006) who have lovingly restored the home to its former glory. This truly stunning home offers a wonderful opportunity for a new owner to move into and enjoy the finest of living.

Offering nearly 5700 sq ft of accommodation split over three floors you are met, on entering the property, with a truly stunning entrance hall with original wood panelling and fireplace and a sweeping staircase and grand gallery landing leading to the first floor. The ground floor accommodation offers three grand but inviting reception rooms, high specification kitchen/breakfast room, separate larder/pantry, cinema room, gym and utility rooms.

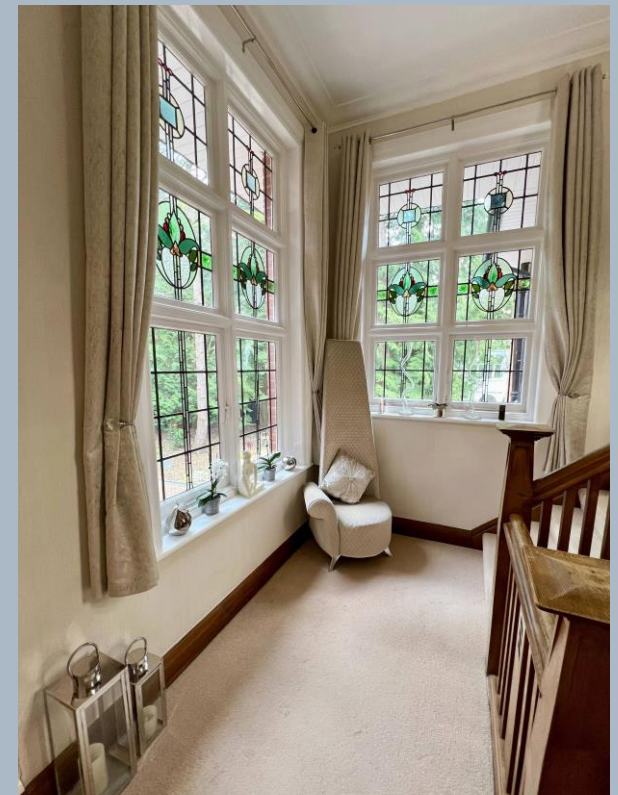
The property boasts six spacious bedrooms split over the first and second floor with the impressive master suite featuring a luxury en-suite bathroom and separate His and Her dressing rooms. In total, four of the bedrooms benefit from en-suite facilities with a further family bathroom. Across the two floors are three separate home office/study rooms which could also be utilised as additional living/bedroom areas.

Externally the extensive and superbly maintained, private grounds approaching 0.4 acres features a fabulous outdoor entertaining area. The southerly facing garden also benefits from a large area laid to lawn along with numerous garden outbuildings and a sensory fruit, vegetable and herb garden. To the front of the property there is an abundance of parking, electric EV car charger and garage.

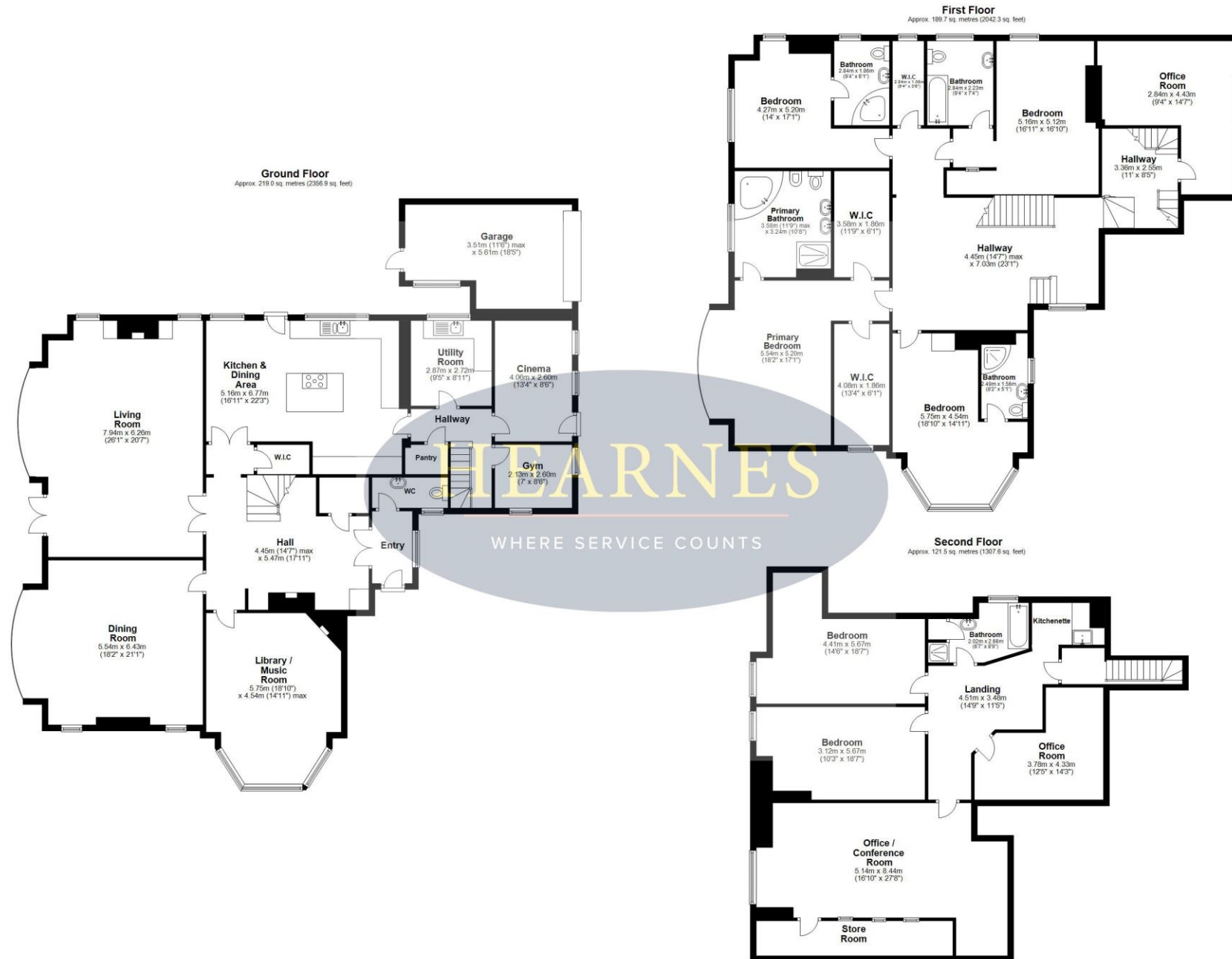
**EPC RATING: D**

**COUNCIL TAX BAND: G**

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.







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Total area: approx. 530.2 sq. metres (5706.8 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 PlanlP.





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