



**HEARNES**  
WHERE SERVICE COUNTS

A most impressive seven bedroom detached character home situated on a generously sized private plot within one of Bournemouth's most sought after locations. Within easy reach of the popular West Hants Leisure Club, the highly regarded Talbot Heath School and about a short distant from The Club at Meyrick Park with its 18 hole golf course set in over 120 acres of scenic parkland. Bournemouth Town Centre lies approximately 1.25 miles away with its comprehensive range of bars, shops and restaurants along with the award winning sandy beaches, also offering a mainline rail connection to London Waterloo in approximately 2 hours.

This beautiful home offering in excess of 4500 sq ft of accommodation has been superbly maintained and now provides the opportunity for further updating and remodelling. The property, retaining many original features, offers three impressive reception rooms, study, kitchen/breakfast room and conservatory along with seven generously sized bedrooms and four bath/shower rooms. Situated on a large, private plot with a sunny aspect rear garden along with ample off road parking.

On entering the property an impressive entrance hall with feature staircase and stained glass window leading to the first floor provides access to all ground floor accommodation comprising a sitting room, drawing room and kitchen/breakfast room leading into a conservatory. The hallway also gives access to an internal annexe with study, kitchen/boot room, utility room and spacious bathroom. The annexe also leads to a separate driveway, front and the rear garden via a store room that could be made an entirely private space by the next owner. The ground floor accommodation is complete with a WC.

Situated on the first floor are four of the property's bedrooms all of which are generous in size, three of which featuring character bay windows, with the master bedroom overlooking the rear garden and featuring an en suite with 'jack and jill' access. A large family bathroom completes the first floor accommodation. Two further double bedrooms are located on the second floor where there is ample storage and loft access and are served by a shower room.

Externally the property is situated on a mature, private plot featuring a sunny aspect, private rear garden with a selection of established flower and shrub borders along with a large area being laid to lawn. To the rear of the property a large patio area that leads to the heated outdoor swimming pool area with shower/changing room. In addition, there is a garden room - an ideal space for those wishing to work from home. To the front a gravel driveway offers ample off road parking and electric gates.

**COUNCIL TAX BAND: G**

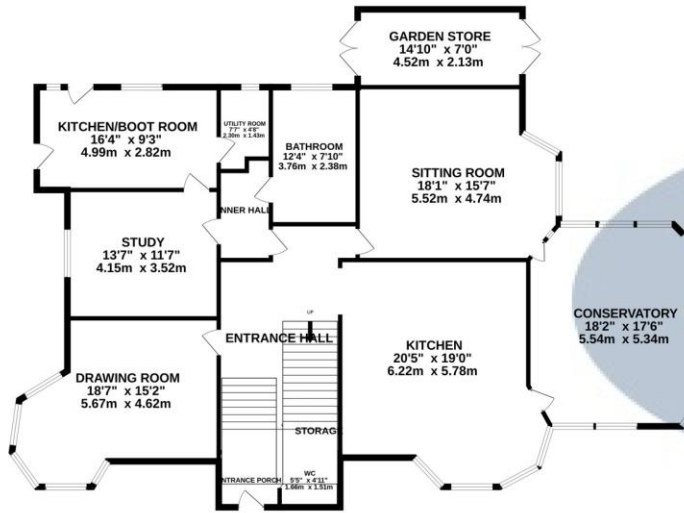
**EPC RATING: TBC**

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. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors

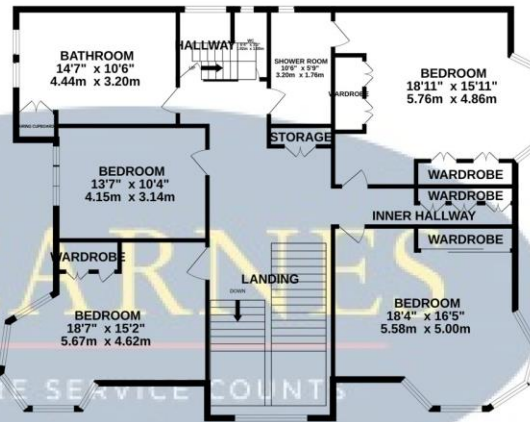




GROUND FLOOR  
1954 sq.ft. (181.5 sq.m.) approx.



1ST FLOOR  
1558 sq.ft. (144.7 sq.m.) approx.



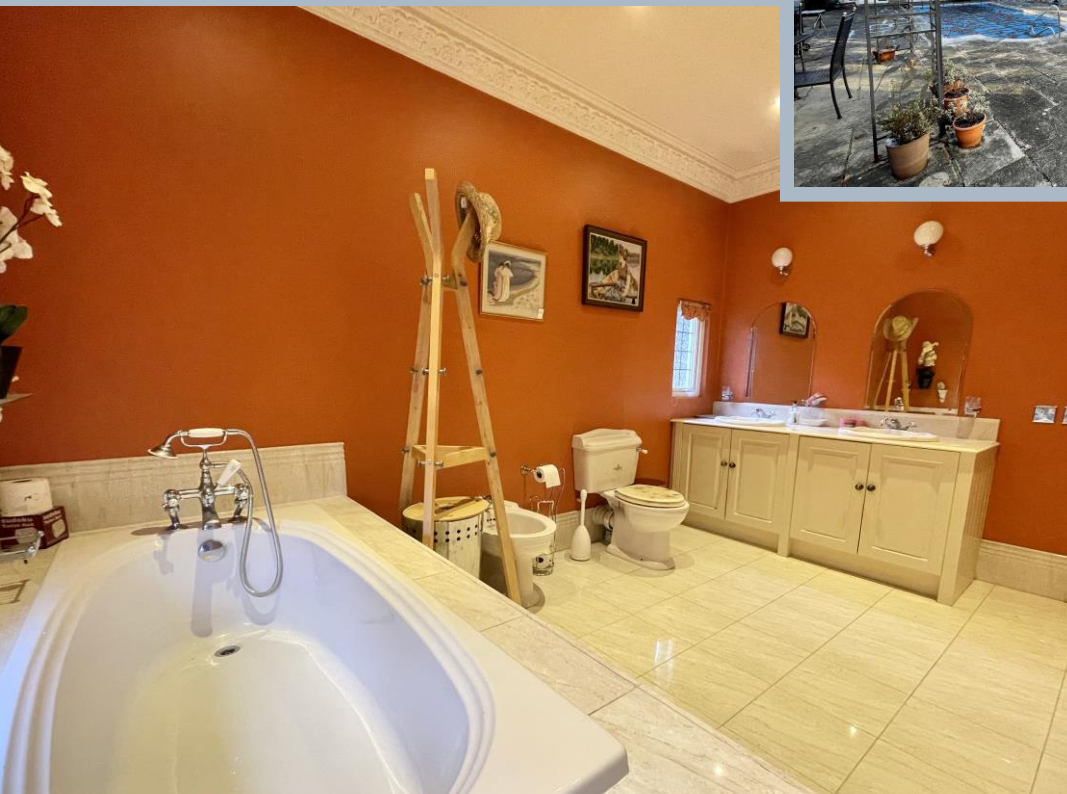
2ND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 4520 sq.ft. (419.9 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 ©2022





**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: [bournemouth@hearnes.com](mailto:bournemouth@hearnes.com)

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE