



HEARNES

WHERE SERVICE COUNTS

An exceptional and beautifully remodelled detached chalet home, offering over 2,730 sq. ft. of thoughtfully designed accommodation, set within a superb private plot in the highly sought-after Dulsie Road, Talbot Woods. This impressive home has been extended and finished to an outstanding standard, featuring striking vaulted ceilings, bespoke interior styling, and a superb blend of open-plan living, private spaces, and flexible room use. Located just moments from Meyrick Park, West Hants Tennis Club, and Bournemouth's award-winning beaches, this is a truly special home in one of the area's most desirable residential roads. An outstanding property where viewing is essential to appreciate the detail and design.

A welcoming hallway with vaulted ceiling and generous storage leads to a stunning open-plan lounge/dining area, measuring over 29ft in length. This space is again enhanced by vaulted ceilings and large bifold glazed doors opening onto the beautifully landscaped rear garden. Adjoining this is a high-specification kitchen with central island, fitted with a comprehensive range of floor and wall-mounted units, contrasting work surfaces and integrated appliances including a range cooker, AGA Companion, wine cooler and dishwasher. From the kitchen, a utility room provides access to the rear garden and the integral garage. On the ground floor, a generous double bedroom with walk-in wardrobe is served by a luxury shower room with fitted storage. A spacious reception room at the front of the property offers excellent flexibility as a fourth bedroom, home office or second sitting room. The property enjoys luxury flooring throughout and underfloor heating.

Upstairs, an attractive galleried landing with bespoke glass balustrade leads to the stunning principal suite – a standout feature of the home – complete with Juliet balcony, walk-in wardrobe and beautifully appointed en-suite bathroom. A further double bedroom, also with walk-in wardrobe, is served by a second luxury shower room. Additional eaves storage is also provided.

Externally, the rear garden has been professionally landscaped, with mature, colourful planting and well-tended borders. A detached glass garden room with louvred roof offers an ideal year-round retreat, entertaining space or home office. A Victorian style greenhouse and large garden shed further complement this wonderful outdoor setting. To the front, the home is approached via a resin driveway providing ample off-road parking, electric car charging and access to the integral garage, complete with electric door and internal access.

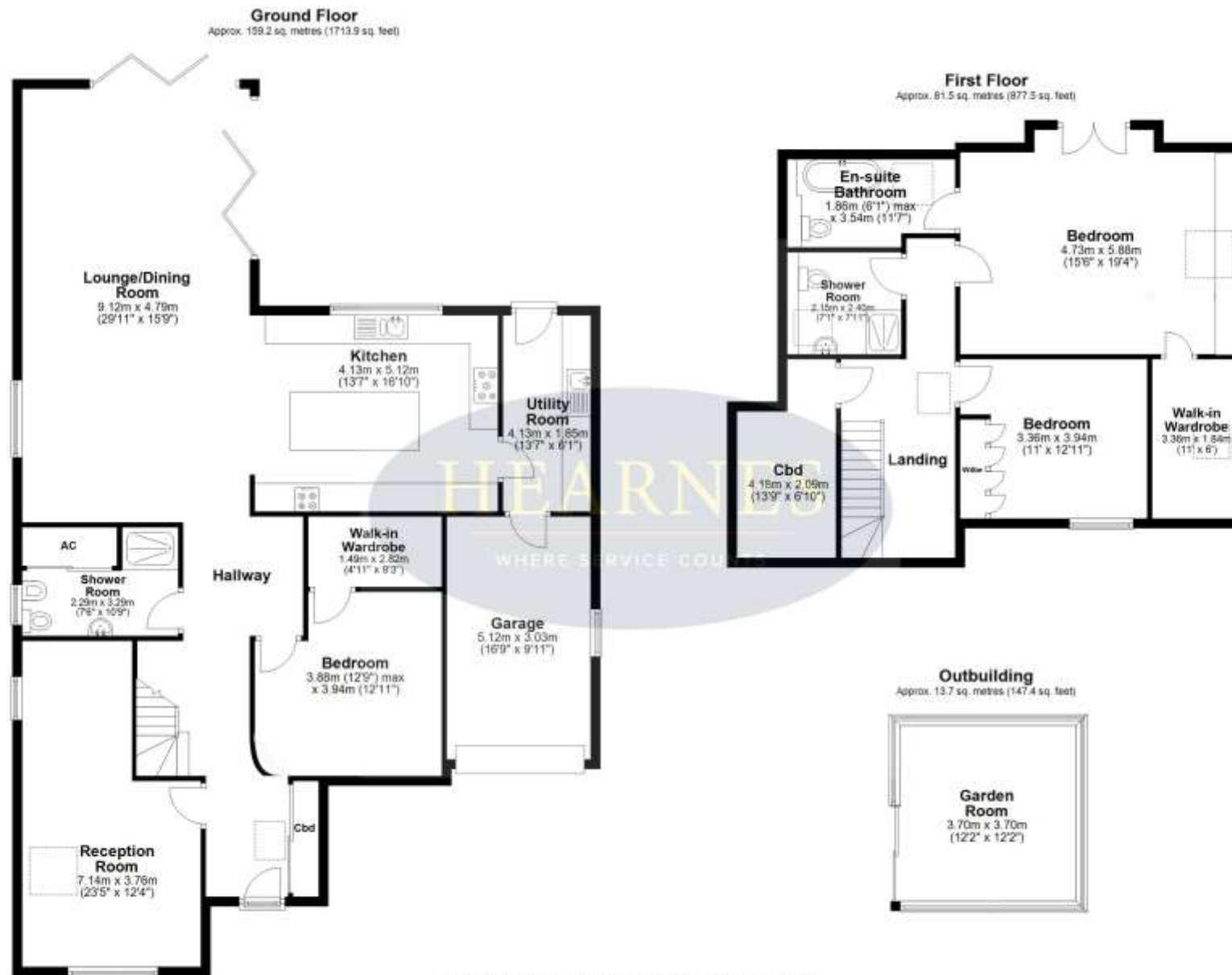
Council Tax Band: TBC

EPC Rating: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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. 254.4 sq. metres (2738.9 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 and 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.





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