



HEARNES
WHERE SERVICE COUNTS

A truly stunning detached character home, built circa 1909, offering impressive living accommodation whilst being situated on a completely private elevated plot, approaching 0.35 acres, and within easy reach of the highly sought after Westbourne Village, Bournemouth Town Centre and beaches via the beautiful Bournemouth Gardens and main transport links. The property has been superbly maintained and updated by the current owners whilst retaining many of the beautiful original Arts and Craft features. The accommodation features three generously sized reception rooms, a high specification kitchen/breakfast room whilst externally offering ample off road parking, accessed via electrically operated gates, detached double garage which was rebuilt in 2022 and car port.

On entering the property, an enclosed entrance porch with access to a ground floor WC opens into an impressive and welcoming entrance hall with feature wood flooring and feature sweeping staircase leading to the first floor. A spacious dual aspect living room with feature fireplace and bay window overlooks the front and side of property along with a further spacious reception room also with feature fireplace and log burner overlooking the private gardens. The impressive kitchen/breakfast room features a comprehensive range of bespoke fitted units finished with solid wood work tops and leading into a utility room and separate pantry/storage cupboard. Completing the ground floor accommodation is a study and further reception room.

Situated on the first floor are four of the property's bedrooms all of which are generously sized double rooms. A luxury en suite bathroom and family bathroom, both benefitting from separate baths and walk in showers completes the first floor accommodation. Completing the accommodation, on the second floor, is the property's master bedroom suite featuring a large bedroom opening onto a private balcony offering a wonderful wooded outlook and luxury en suite bathroom.

Externally the property is situated within a secure, elevated plot offering complete privacy with a large, level area laid to lawn with various decking areas ideally positioned to take in the wonderful outlook. The plot is accessed via secure, electrically operated, double gates leading to a detached double garage, large car port and ample off road parking.

EPC RATING: D

COUNCIL TAX BAND: G

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.





GROUND FLOOR
1732 sq.ft. (160.9 sq.m.) approx.

1ST FLOOR
1256 sq.ft. (116.7 sq.m.) approx.

2ND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 3596 sq.ft. (334.1 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 ©2024





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