



HEARNES

WHERE SERVICE COUNTS

A stunning detached home situated in a highly sought-after location, occupying a private plot just moments from Queens Park Golf Course. The property is ideally positioned for both Bournemouth Grammar Schools and the well-regarded Park School, as well as Castlepoint Shopping Centre. Local amenities are within a short walk, while Bournemouth Town Centre and its award-winning golden beaches are approximately two miles away.

Upon entering the property, a welcoming hallway provides access to all ground floor accommodation and stairs to the first floor. Beautiful original woodblock flooring flows from the hallway into the living room. To the front of the property, a charming sitting room features an attractive outlook over the front aspect along with bespoke shelving. To the rear, an impressive open-plan kitchen/dining/living space forms the heart of the home. The kitchen is fitted with a range of base and eye-level units, contrasting work surfaces, and integrated appliances including an electric oven, hob, washing machine, and dishwasher. The dining area benefits from French doors leading out to the rear garden. Completing the ground floor is a separate utility room and a luxurious shower room, fitted with a WC, hand wash basin, and walk-in shower enclosure.

Upstairs, the landing leads to three very well-proportioned bedrooms and a family bathroom. The master bedroom is a spacious double, while bedrooms two and three are also generous doubles with views over the rear garden. The bespoke family bathroom includes a three-piece suite comprising a shower over the bath, WC, and wash basin.

To the rear of the property lies a beautifully landscaped, secluded garden. Two patio areas offer the perfect space for al fresco dining, with the remainder of the garden laid to level lawn and bordered by mature planting with a useful garden shed. At the front, a landscaped gravel driveway provides ample parking and leads to a single garage, accessed via secure double gates.

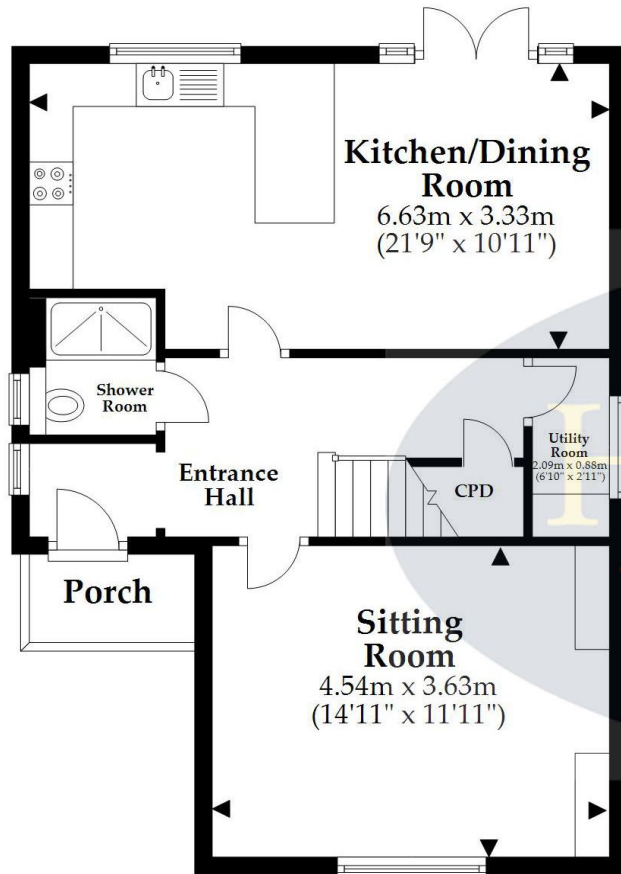
COUNCIL TAX BAND: E **EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 endeavours 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.



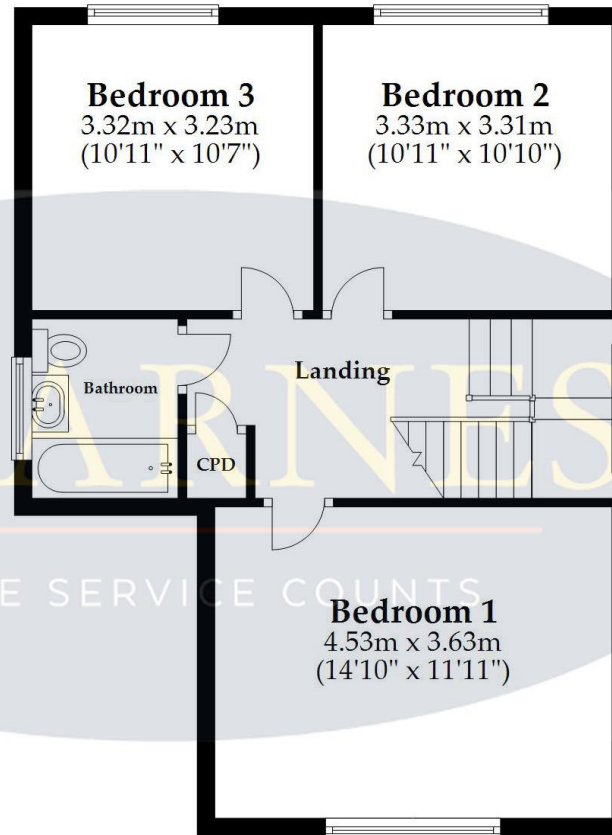
Ground Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



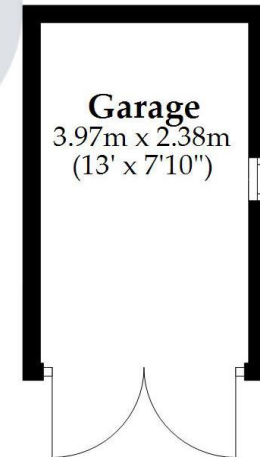
First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Garage

Approx. 9.4 sq. metres (101.7 sq. feet)



Total area: approx. 116.1 sq. metres (1249.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



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