

Eccleston House  
St Winifreds Road, Meyrick Park, Bournemouth BH2 6NY  
Guide Price £1,100,000 Freehold

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## Property Summary

A beautifully presented seven bedroom detached character residence constructed in 1908 boasting many original features and flexible accommodation over three floors. Perfectly situated in leafy Meyrick Park near Bournemouth Town Centre and gardens.



## Key Features

- Stunning character residence
- Sought after location, moments from Meyrick Park
- 1 mile to the Town Centre
- Immaculately presented throughout
- Modern kitchen/breakfast room
- Four reception rooms
- Seven bedrooms
- Four bath/shower rooms
- Annex potential
- Large garden with decked terrace
- Carriage driveway
- Garage



## About the Property

Eccleston House is a beautifully presented character residence constructed in 1908 boasting many original features, seven bedrooms, four bathrooms and flexible accommodation over three floors.

A spacious hallway with attractive parquet flooring gives access to the ground floor accommodation and stairs to the first floor. Four spacious reception rooms provide flexible living and dining space, alongside potential for a home office and playroom. A modern kitchen/breakfast room is fitted with a range of high-gloss units with feature island/breakfast bar, integrated range cooker, dishwasher, washing machine and space for an American fridge/freezer. Bi-fold doors lead out from the kitchen to a large decked terrace, ideal for entertaining. Completing the ground floor is a cloakroom fitted with WC and wash basin.

The first floor accommodation is accessed from an impressive galleried landing with large stained glass window. The main bedroom is an impressive double with attractive fireplace, twin walk in wardrobes and access to a stunning en-suite fitted with a roll top bath, large walk in shower, twin wash basins, and WC. Bedroom two, another generous double, also benefits from a walk in wardrobe and a modern en-suite shower room. Bedrooms three and four are served by a family bathroom fitted with a four piece suite comprising roll top bath, oversized shower enclosure, wash basin and WC.

On the second floor there are two further bedrooms served by a shower room; living room and recently re-fitted kitchen, making an ideal annex. Planning permission was previously granted (currently expired) to add an external staircase to create direct access to the top floor flat, enabling a completely self-contained annex.

At the rear of the house is a good-sized garden with a large decked area, steps then lead down to a large level lawn bound by mature shrubs and hedging. There are also two useful storage rooms.

To the front of the property a carriage driveway is accessed via electrically operated gates, offering ample off road parking and access to a single garage benefitting from power and light.

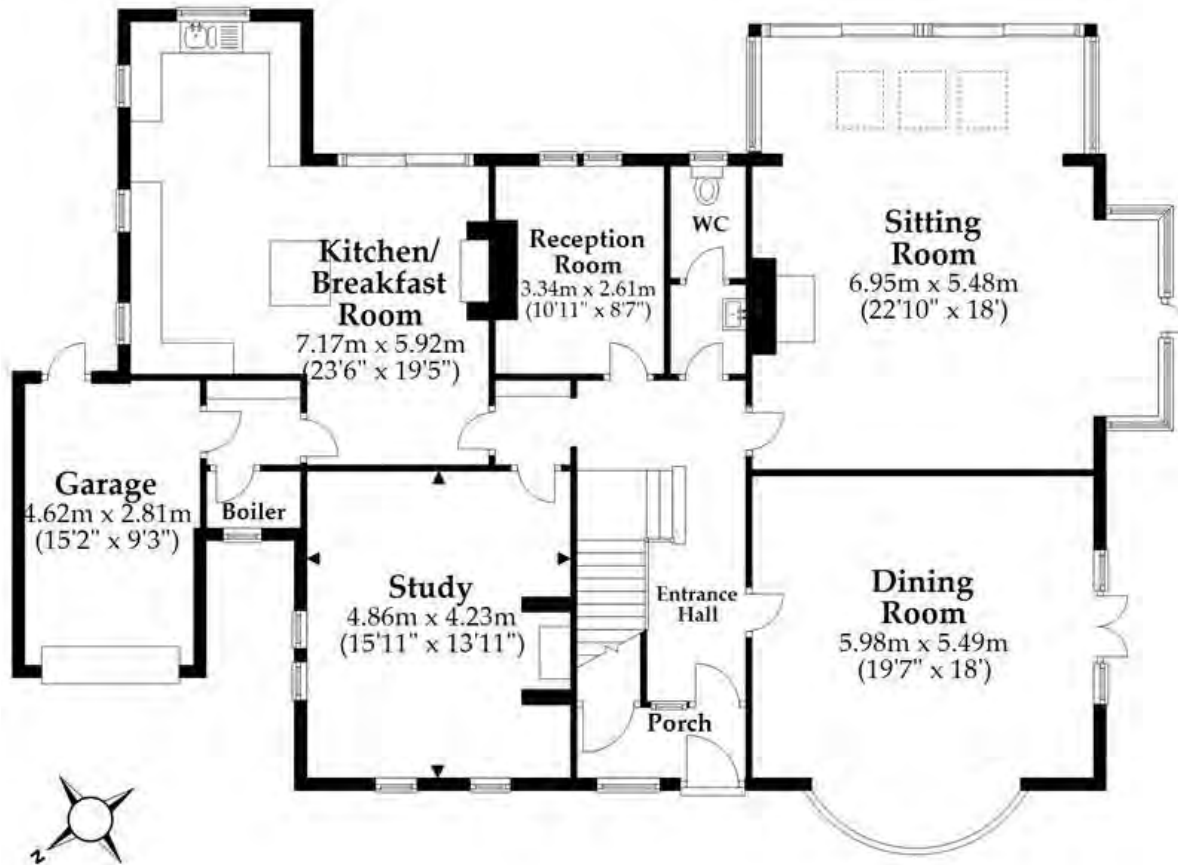
Tenure: Freehold

Council Tax Band: G



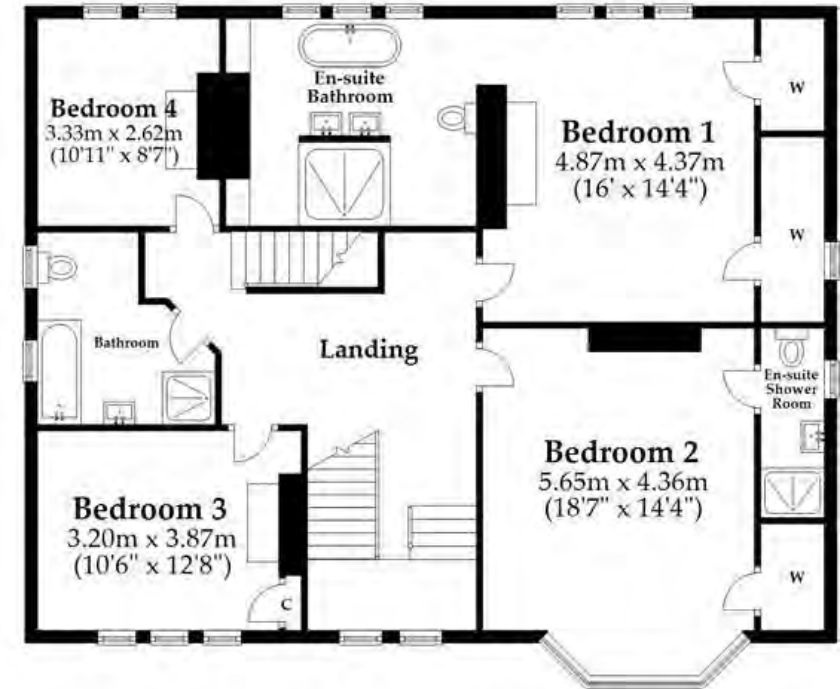
## Ground Floor

Approx. 172.5 sq. metres (1857.2 sq. feet)



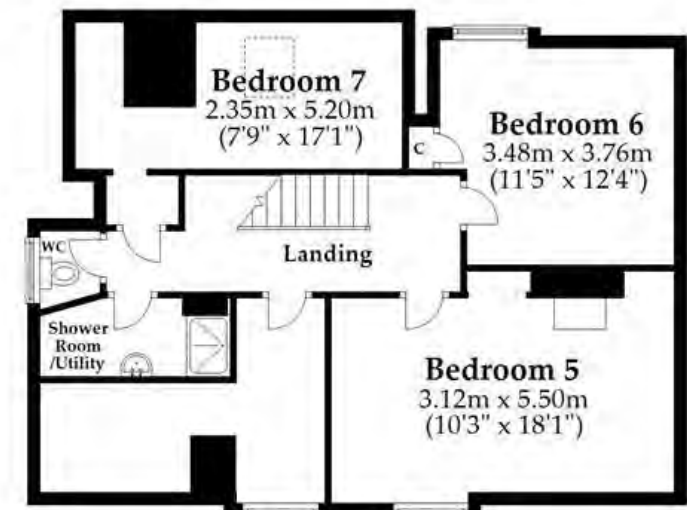
## First Floor

Approx. 123.8 sq. metres (1332.3 sq. feet)



## Second Floor

Approx. 72.6 sq. metres (781.1 sq. feet)



Total area: approx. 368.9 sq. metres (3970.6 sq. feet)

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



## About the Location

The property is situated close to Bournemouth town centre offering a wide range of shops, restaurants, cafes and leisure facilities plus the famous blue flag sandy beaches. The premier facilities of the superb West Hants Tennis and Leisure Club and Meyrick Park golf course are also nearby. Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

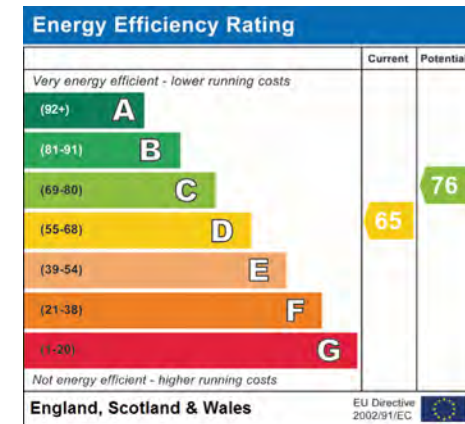
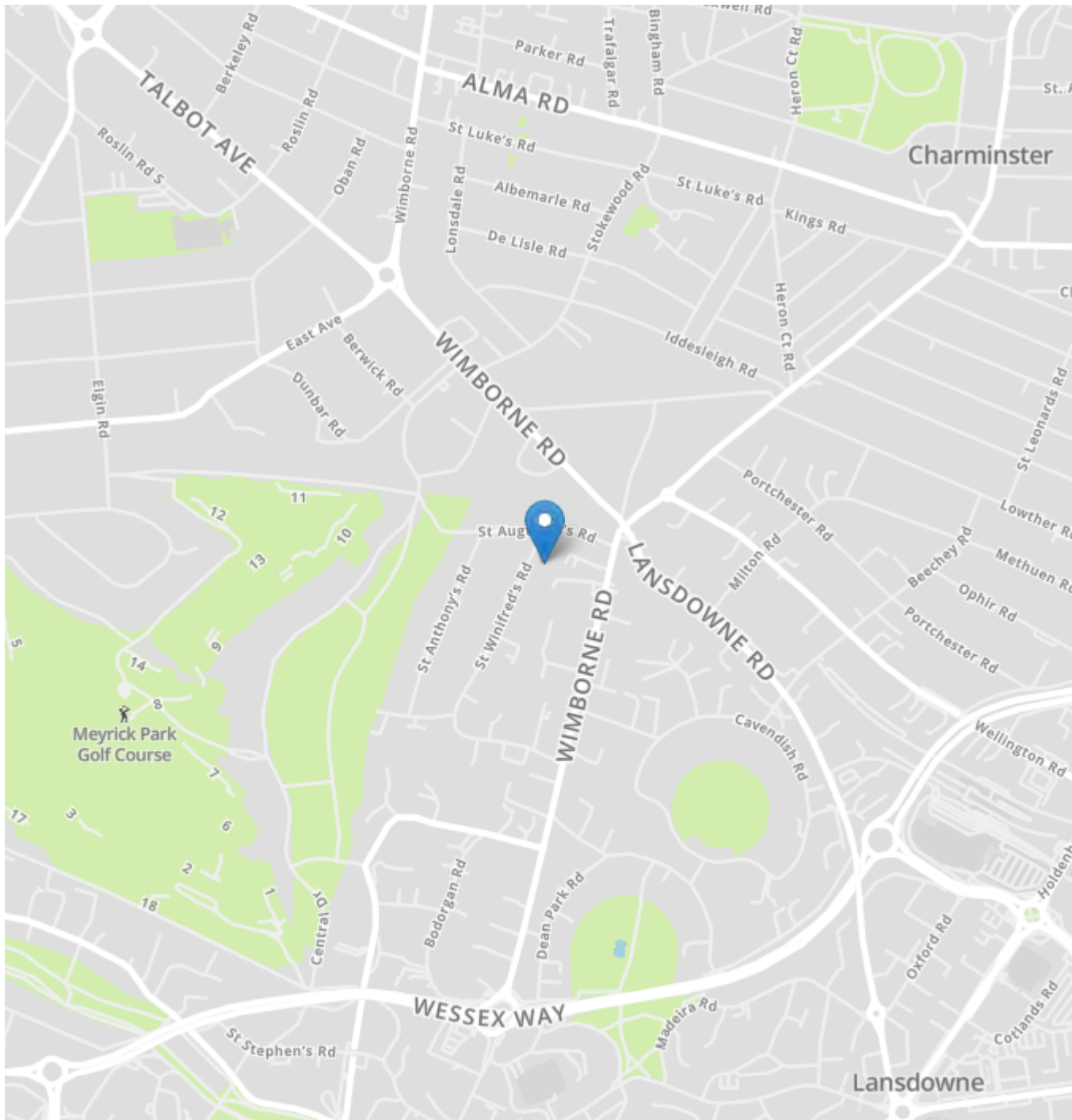


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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Mays and their clients give notice that:

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### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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