



HEARNES
WHERE SERVICE COUNTS

An extremely rare opportunity to purchase a bespoke, detached character home located in one of Bournemouth's most sought-after areas. Carefully designed and finished to the highest specification, the property is set within Talbot Woods, approximately 1.5 miles from Bournemouth Town Centre, which offers a wide range of shops, services, and access to award-winning sandy beaches. The property benefits from two reception rooms, a stunning open-plan kitchen/living/dining room, four double bedrooms, a primary suite with a Juliet balcony, three luxury bath/shower rooms, and a beautifully landscaped garden with woodland views.

Upon entering the property through a striking glass porch, you are welcomed by an impressive hallway that provides access to all ground-floor accommodation and a staircase leading to the first floor. The heart of the home is an expansive kitchen/living/dining area that spans the width of the house, featuring anthracite sliding doors that open onto a terrace and the rear garden. The stunning contemporary kitchen boasts an extensive range of base and eye-level units, complemented by a stone work surface. A central island enhances both functionality and style, while high-end integrated appliances include double ovens, a microwave, an induction hob, a fridge/freezer, a wine cooler, and a dishwasher. From the hallway, a door leads to a useful utility room with an integrated washing machine and dryer, offering additional access to the rear of the property and a convenient storeroom. The hallway also leads to a well-proportioned living room with a pleasant outlook over the side aspect and woodland beyond. This space flows into a study or additional bedroom, providing flexibility in its use. A second staircase leads to a spacious double bedroom featuring a striking bay window, fitted wardrobes, and a luxury en-suite, making it an ideal annexe option. Completing the ground-floor accommodation is a cloakroom fitted with a WC and washbasin.

On the first floor, an attractive galleried landing with a picture window provides access to the remaining three bedrooms, all of which feature custom-fitted wardrobes and are served by a family bath/shower room. The primary bedroom is a generous dual-aspect double with a Juliet balcony and a luxury en-suite shower room. Bedroom two, also with a Juliet balcony, and bedroom three enjoy fantastic views and share the family bath/shower room. The entire ground and first floors benefit from underfloor heating, with each room featuring a touchscreen temperature control for energy efficiency and independent regulation.

This large, secluded plot enjoys a wraparound Mediterranean-themed garden, offering a high degree of privacy, with an impressive, raised terrace and a lower artificial lawn area. The front stone-gravelled driveway provides ample off-road parking for two vehicles and an electric vehicle charging point.

EPC Rating - D **Council Tax Band - F**

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.





Total area: approx. 204.5 sq. metres (2201.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, windows, doors and any other items are approximate and no responsibility is taken for error, omission or 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 Planity.

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