



HEARNES

WHERE SERVICE COUNTS

A stunning high specification detached home situated on a beautiful plot and finished to an exceptional standard by the current owners. Featuring impressive ground floor accommodation, high specification open plan kitchen/family/dining room, double garage, beautifully landscaped gardens and ample off-road parking. The property is situated in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, the popular West Hants Tennis and Leisure Club and popular Meyrick Park Golf Course.

Approaching the property from the road, a twin set of wrought iron electronically operated gates opens onto a brick-paved driveway, leading to the portico entrance. The front door opens into a welcoming entrance porch with coir matting and side window, while a glazed door leads into the spacious entrance hall. This impressive space features a wooden floor, decorative coving, inset ceiling spotlights, a staircase rising to the first floor, and access to the integral double garage. The cloakroom is fitted with a white suite comprising a WC and wash hand basin, with panelled walls and a front-facing window. The living room features an ornate fireplace and a front-facing window, while the rear extension opens via glazed double doors to a second seating area with sliding doors leading onto the patio and offering views over the rear garden. The refitted kitchen/breakfast/dining room, with a large central island, comprises a range of base and wall units with contrasting Quartz work surfaces and includes an induction hob, electric single oven, combination microwave dishwasher, and space for an American-style fridge/freezer. The dining area, with sliding doors onto the garden, could also be used as a snug or additional living space off the kitchen.

On the first floor, the galleried landing provides access to four double bedrooms and two bath/shower rooms. The principal bedroom is positioned at the rear of the house and features a generous walk-in wardrobe with an attractive hanging door. The refitted en suite shower room is fitted with a walk-in shower, WC, wash hand basin, and heated towel rail. Bedrooms two and three are doubles overlooking the front and rear of the property respectively. Bedroom four, currently used as a study, overlooks the rear garden and benefits from bespoke fitted wardrobes. The family bath/shower room comprises a bath, separate shower enclosure, WC, and wash hand basin with cupboard beneath, while an adjacent utility room completes the first-floor accommodation.

The front of the property is laid with brick paving to create an 'in and out' driveway, providing parking for several vehicles and accessed via the electronically operated gates. The impressive integral garage has an electric sectional door, rear personal door, internal access to the entrance hall, and space with plumbing for laundry appliances. The rear garden is a particular feature of the home, with a paved patio ideal for alfresco dining and entertaining. The remainder of the garden is laid to lawn, with mature hedging, fruit-bearing trees and shrubs, an insulated garden cabin, a rear seating area, and a gate providing access to the front of the property.

Council Tax Band: F

EPC Rating: D

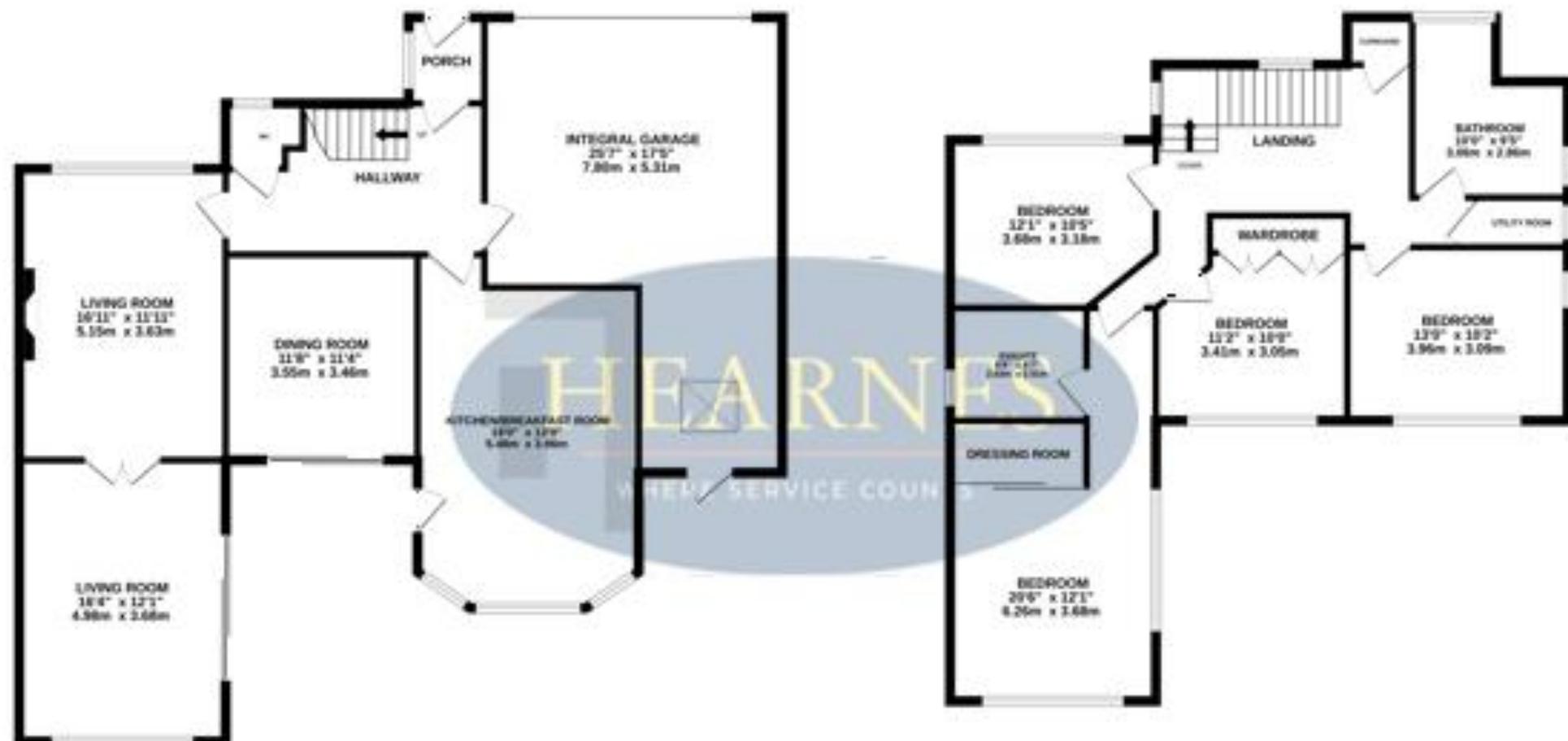
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.





GROUND FLOOR
1202 sq.ft. (120.0 sq.m.) approx.

FIRST FLOOR
915 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 2207 sq.ft. (205.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint 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.
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