



**Berkeley Road, Talbot Woods, Bournemouth,
Dorset, BH3 7JL**

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Freehold

A truly stunning detached character home, coming to the open market for the first time in over 70 years, situated within the highly desirable Talbot Woods location and positioned within a large, immaculately maintained private plot. The property has been superbly maintained and updated by the current owners, whilst retaining many original features, featuring spacious and flexible accommodation in excess of 2200 sq ft. The property offers three/four bedrooms along with two/three generously sized reception rooms, impressive kitchen/breakfast whilst externally there is ample off road parking and a detached double garage. The property is only moments from the popular Winton High Street, Meyrick Park and the West Hants Tennis and Leisure Club whilst being within easy reach of Bournemouth Town Centre and main transport links.

An internal viewing is highly recommended to truly appreciate this unique character home.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, provides access to all ground floor accommodation. A spacious living room includes a beautiful feature fireplace and offers a pleasant dual aspect outlook. A separate dining room overlooks the front aspect and also features a fireplace. A further reception room to the rear of the property, currently utilised as a study would make an ideal ground floor double bedroom. A spacious kitchen/breakfast, also with an original feature fireplace, offers a comprehensive range of floor and wall mounted units finished with a matching work surface. The kitchen offers a pleasant outlook over the rear garden whilst also providing access to a courtyard seating area. The ground floor accommodation is complete with a WC and utility room.

Situated on the first floor are the property's three further bedrooms, all of which are double in size, with the impressive master bedroom featuring a comprehensive range of fitted wardrobes. Completing the accommodation is a superbly presented bathroom and separate shower room.

A particular feature of the property are the beautifully maintained and landscaped gardens offering an established and comprehensive range of flower and shrub borders with various areas laid to lawn. There is also a large courtyard area providing the ideal spot for outdoor entertaining and al fresco dining. A tarmac driveway provides ample off road parking and leads to a large detached double garage with electrically operated doors.

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. Whilst reasonable endeavors 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





Berkeley Road, Bournemouth, BH3

Approximate Area = 2131 sq ft / 197.9 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Garage = 402 sq ft / 37.3 sq m

Total = 2606 sq ft / 242 sq m

For identification only - Not to scale



Denotes restricted head height







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