



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

On entering the property, a welcoming hallway gives access to all ground floor accommodation and stairs rising to the first floor. There is a bright living room to the front with oak flooring and double doors leading through to the impressive kitchen/dining room and features bi-fold doors opening onto the rear garden. The kitchen is fitted with a range of contemporary base and eye-level units, an integrated fridge/freezer and dishwasher, and space for a range-style cooker. A separate utility room offers further storage, plumbing for a washing machine, space for a full-height fridge/freezer, and access to the rear garden, annexe and garage. A flexible additional reception room is positioned to the front, ideal as a study or ground floor bedroom, and is complemented by a beautifully fitted shower room with an oversized walk-in shower, glass screen, WC, and wash basin. Forming part of the ground floor is a superb one-bedroom annexe, featuring a vaulted ceiling, modern shower room, and direct access to the garden — perfect for independent living, guests, or multi-generational use.

On the first floor, the landing gives access to two double bedrooms and a separate WC. The primary bedroom benefits from fitted wardrobes and a modern en-suite bathroom with bath, overhead shower, WC, and wash basin. The second bedroom also offers built-in mirrored wardrobes.

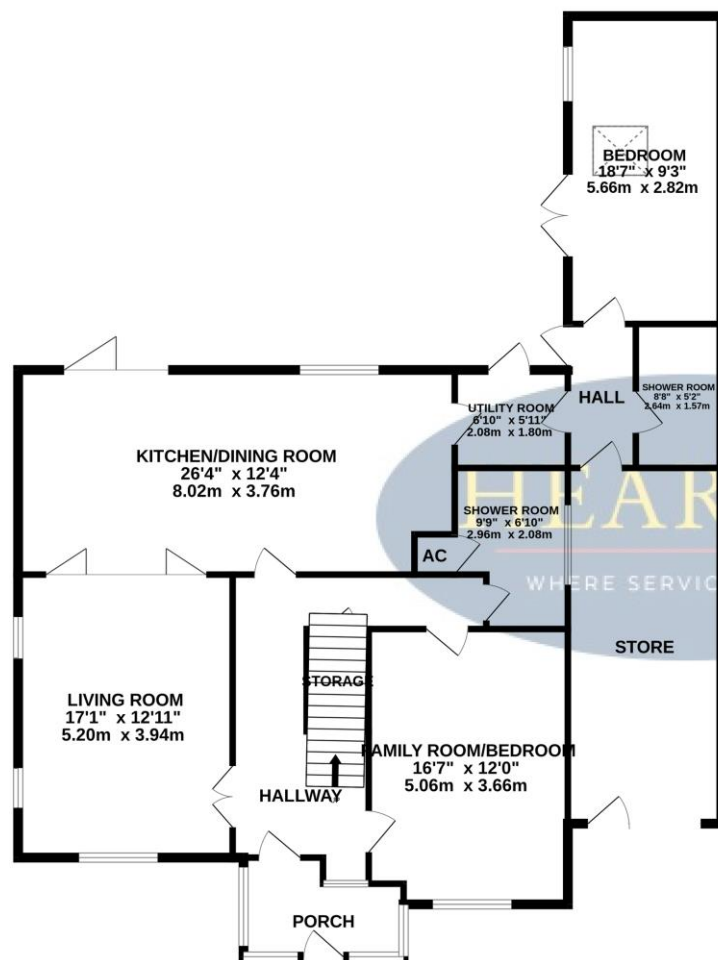
Externally, the rear garden has been landscaped with tiered decking, a cabana-covered sun deck with integrated seating, and a summer house ideal as an additional entertainment space, storage, or home office. The recently reconfigured frontage provides a carriage driveway with ample off-road parking and garage, all enclosed by a six-foot front wall and wooden gates for privacy.

COUNCIL TAX BAND: F **EPC RATING: C**

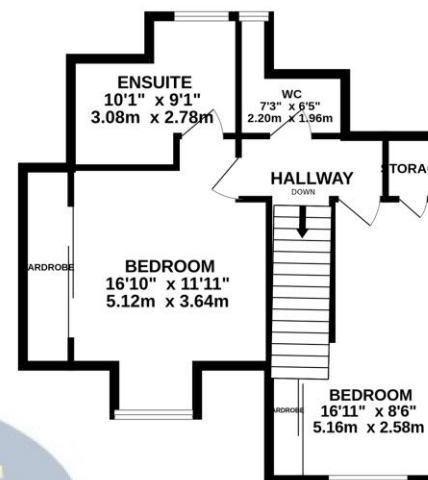
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
1510 sq.ft. (140.3 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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