



HEARNES
WHERE SERVICE COUNTS

Situated in this highly sought after location with access to the Heath at the end of the cul-de-sac and within striking distance of Westbourne and Bournemouth town centre. This beautifully contemporary five double bedroom, five bathroom chalet house has been completely redesigned by the current owners and offers striking open plan living accommodation with two additional reception rooms all opening onto the rear garden, Oak veneer internal doors, grey Porcelanosa tiles to the main reception areas and luxury bath/shower rooms with Travertine wall and floor tiles.

Upon entering the property the open hallway leads to the impressive and spacious open plan Kitchen/dining/living room, occupying the majority of the ground floor and extending onto the rear garden via bifolding doors. The high specification Wellmann kitchen offers a range of high gloss floor and wall mounted units complimented by Quartz work surfaces incorporating a breakfast bar. The kitchen is finished with a range of 'Neff' appliances including a fridge, oven, microwave, dishwasher, induction hob with Franke hood over and Grohe hot tap. The beautiful Porcelanosa grey floor tiles extend into the cinema/snug room with a ceiling mounted projector and French doors onto the rear garden. Bedroom five sits at the opposite end of the property offering a tranquil atmosphere with double doors opening onto the side garden. A utility room with space and plumbing for a washing machine, tumble dryer and freezer benefits from a further Grohe hot tap, with a door to the side of the property and a further door to the integral garage which houses the new boiler, hot flow system and fuse board. Also on the ground floor is bedroom four which is a large double bedroom perfect for guests and is served by a luxury en-suite shower room and built in wardrobe. The downstairs accommodation is complete with a further luxury shower room.

The first-floor landing provides access to the three remaining double bedrooms. The impressive master suite enjoys a sunny balcony, four-piece en-suite bathroom including a feature free standing roll top bath and three walk in wardrobes with power and light. The two remaining bedrooms are served by their own luxury en-suite shower and bathrooms whilst also featuring Juliet style balconies.

Externally, the property offers a private and secluded low maintenance garden with a spacious decked area adjoining the rear of the property. The gardens extends to the side elevation with a low maintenance Astro Turf finish, a summer house with power and light and outside lighting. A particular feature of the property is a bespoke outbuilding with bar, gym area and sauna – a perfect opportunity to create an annexe. The property is approached via wrought iron gates with a driveway providing off road parking for numerous vehicles and is enclosed by brick walling. The integral garage benefits from an electric roller door.

COUNCIL TAX BAND: D EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes 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

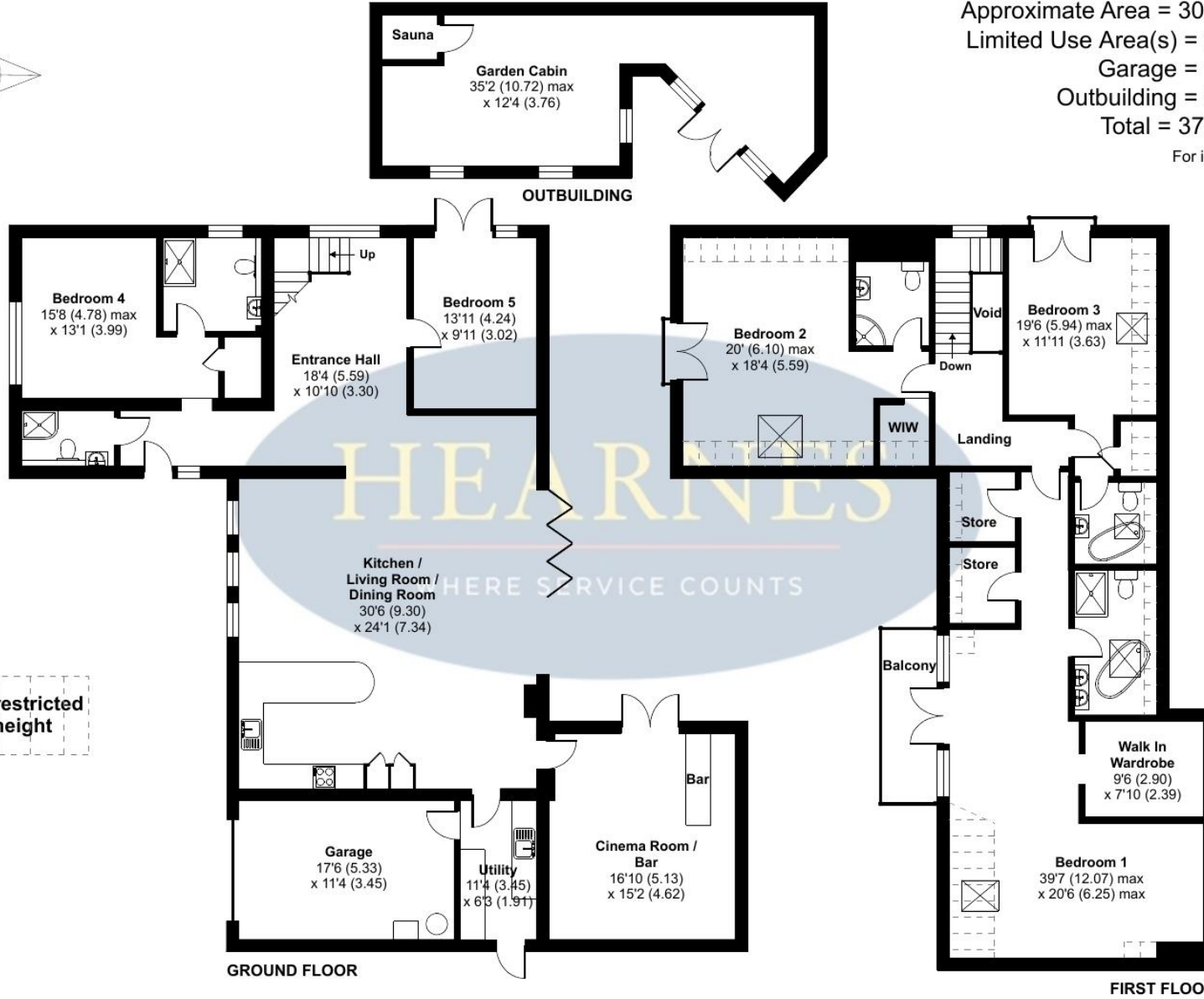




Branksome Hill Road, Bournemouth, BH4



Approximate Area = 3024 sq ft / 280.9 sq m
 Limited Use Area(s) = 206 sq ft / 19.1 sq m
 Garage = 198 sq ft / 18.4 sq m
 Outbuilding = 371 sq ft / 34.5 sq m
 Total = 3799 sq ft / 352.9 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hearnest Bournemouth Estates Ltd. REF: 1006709





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