



HEARNES

WHERE SERVICE COUNTS

A spacious four-bedroom, two-bathroom chalet bungalow set within the highly desirable Talbot Woods, just a short distance from Westbourne, excellent transport links, and Bournemouth's award-winning sandy beaches. The property is also within easy walking distance of the ever-popular West Hants Tennis and Leisure Club. Extending to approximately 2,200 sq. ft., this impressive residence combines elegant design with a versatile layout perfectly suited to modern family living. The ground floor centres around a superb open-plan kitchen and dining room, ideal for entertaining, with direct access to the garden.

Upon entering, you are greeted by a welcoming entrance hall with stairs rising to the first-floor landing. The hallway opens into an impressive living room with sliding doors leading out to the rear garden and raised decked terrace. A recently refitted open-plan kitchen/living/dining room enjoys a pleasant rear aspect and provides access to both the side and rear of the property. The contemporary kitchen features ample storage, integrated appliances, and a stylish island, creating an ideal space for family living and entertaining. Two double bedrooms on this level offer excellent flexibility for guests, a home office, or multi-generational living. A well-appointed family bath/shower room with a separate shower enclosure, bath, WC, and hand wash basin completes the ground floor.

Upstairs, a bright and airy landing leads to two further double bedrooms and a beautifully appointed family bathroom. The principal bedroom enjoys views over the rear garden and benefits from two built-in storage cupboards along with useful eaves storage. The second double bedroom is equally well proportioned and also includes additional eaves storage, ensuring excellent practicality. Both bedrooms are served by a stylish bathroom featuring a standalone bath, WC, hand wash basin, and fitted storage cupboard.

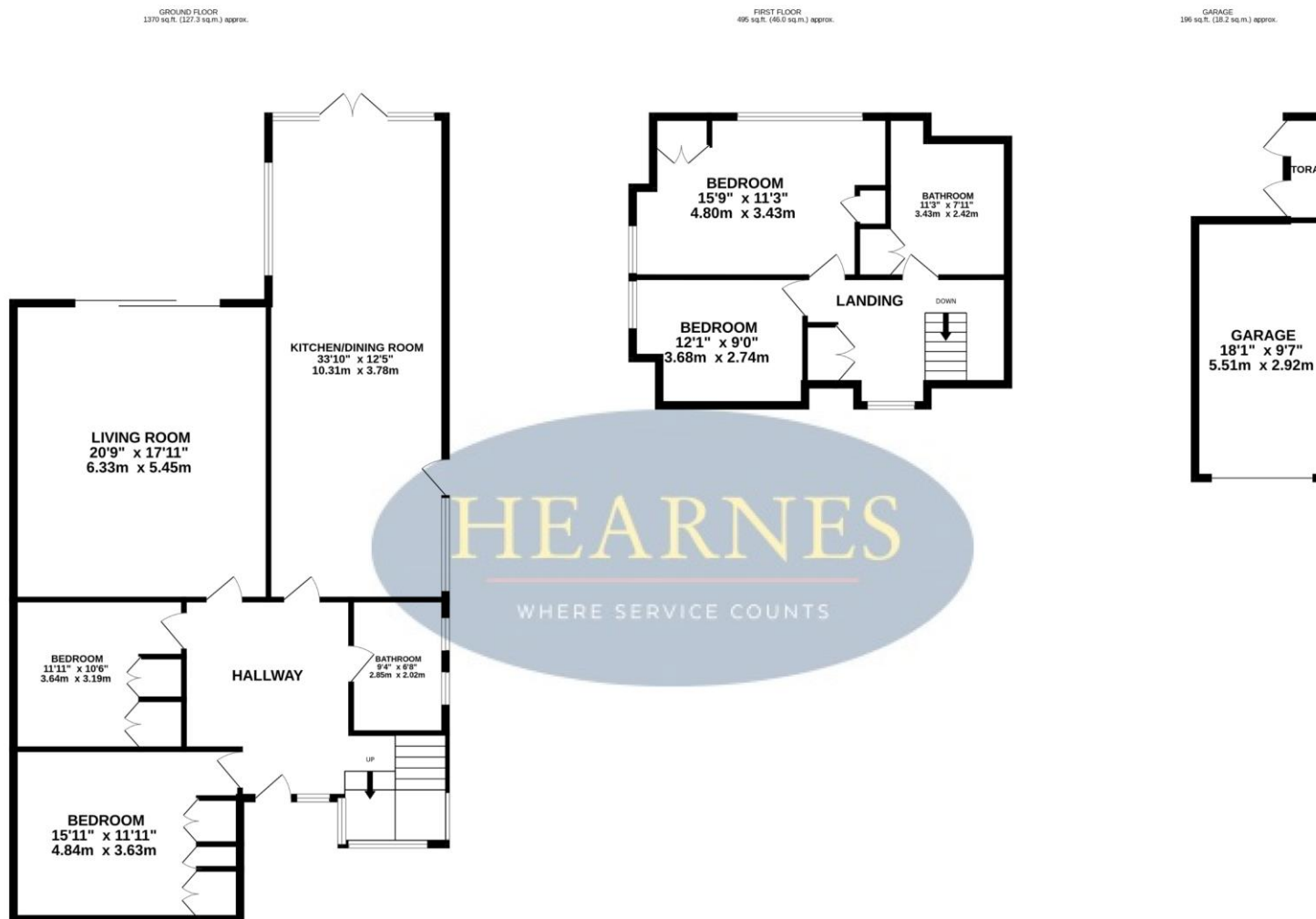
Externally, the property features a garage, outdoor storage with plumbing for a utility area, and generous driveway parking. The attractive rear garden offers excellent privacy, mature borders, and a decked seating area—perfect for outdoor dining or relaxation. Ideally positioned moments from Talbot Heath Nature Reserve and within easy reach of West Hants Leisure Club, Meyrick Park Golf Course, and Bournemouth's award-winning beaches.

EPC: D

COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 FLOOR AREA : 2062 sq.ft. (191.5 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

