



HEARNES

WHERE SERVICE COUNTS



A truly outstanding seven bedroom, six bathroom detached character family home, situated in the highly sought-after Talbot Woods, just moments from the renowned West Hants Club. This remarkable residence has been fully refurbished to an exceptional standard throughout, combining elegant architecture, luxury finishes, and over 4,400 sq. ft of versatile accommodation. Privately positioned behind secure electric gates and set on a generous plot with an impressive landscaped garden, double garage and indoor swimming pool. An internal viewing is highly recommend to appreciate the finish and accommodation of offer.

The ground floor is arranged around a welcoming entrance hallway with a newly fitted front door and a picture window offering a view through the house to the rear garden. It provides access to two beautifully proportioned, bay-fronted reception rooms, both with feature fireplaces—a formal dual aspect living room and a spacious sitting room with bifold doors opening onto the garden. To the rear of the house is a stunning open-plan kitchen/dining room extending over 26 feet, featuring a large central island, fitted pantry, premium integrated appliances, contrasting Quartz worktops, and full-width bifold doors leading out to the garden patio. A separate utility room, contemporary shower room, guest cloakroom, and a dedicated home office complete the ground floor.

On the first floor, three well-sized double bedrooms are arranged off a generous landing. The principal bedroom benefits from a feature bay window and luxurious en-suite shower room with WC handwash basin and walk in shower enclosure overlooking the rear aspect. The remaining two bedrooms are served by a stylish family bathroom with stand alone bath, WC, hand wash basin and separate shower enclosure.

The second floor provides four further double bedrooms and three ensuites, ideal for older children, guests or extended family.

Outside, the rear garden has been beautifully landscaped to create a private and tranquil setting with ample seating areas and attractive pond. The detached outbuilding also houses a indoor pool and double garage with a separate roof space above, offering excellent potential for further use or conversion (subject to any required permissions). To the front, gates and an attractive walled setting provide ample parking, with a driveway extending through double gates to the rear double garage.

**Council Tax Band: G**

**EPC Rating: C**

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.

















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