



HEARNES

WHERE SERVICE COUNTS

A substantial four/five bedroom detached character home, ideally located within easy reach of Bournemouth Town Centre, Meyrick Park, and the award-winning sandy beaches. This impressive property has been tastefully updated by the current owners, retaining many original features while offering over 2,000 sq ft of versatile accommodation. It boasts a stunning open-plan kitchen/dining room, two spacious reception rooms, three bath/shower rooms, and a private rear garden. There is also excellent potential for a self-contained annexe, ideal for multi-generational living or guest accommodation.

The property is accessed via a charming loggia-style entrance porch, complete with decorative brick arches and traditional tiled flooring. A part-glazed wooden front door leads into a welcoming reception hall, featuring a mock-beamed ceiling, character archway, and a useful cloaks/storage cupboard with stained glass inserts. The triple-aspect living room, measuring over 30ft in length, enjoys views over both the front and rear gardens and includes a feature fireplace with wood burner. To the front, the dining room offers flexibility and could form part of an annexe-style suite, benefitting from its own entrance and direct access to a contemporary ground floor shower room. This room also features built-in storage and attractive leaded windows. A particular highlight of the property is the kitchen/breakfast/family room, flooded with light from a large roof lantern and French doors opening to the garden. The kitchen is fitted with contemporary units, woodblock worktops, an integrated dishwasher, and space for a range cooker and freestanding appliances. A separate utility room and cloakroom complete the ground floor.

Upstairs, a generous landing leads to four well-proportioned bedrooms, each retaining original leaded windows, mock-beamed ceilings, and picture rails. The principal bedroom benefits from a modern en suite, while the remaining bedrooms are served by a spacious family bathroom featuring a period-style suite.

Outside, the property is set back from the road behind a low-level brick wall with mature shrubs, providing ample off-road parking and access to an attached garage. The rear garden is secluded and well maintained, laid mainly to lawn with a generous decked terrace ideal for entertaining. A detached garden room offers excellent potential for annexe use or a home office.

COUNCIL TAX BAND: F

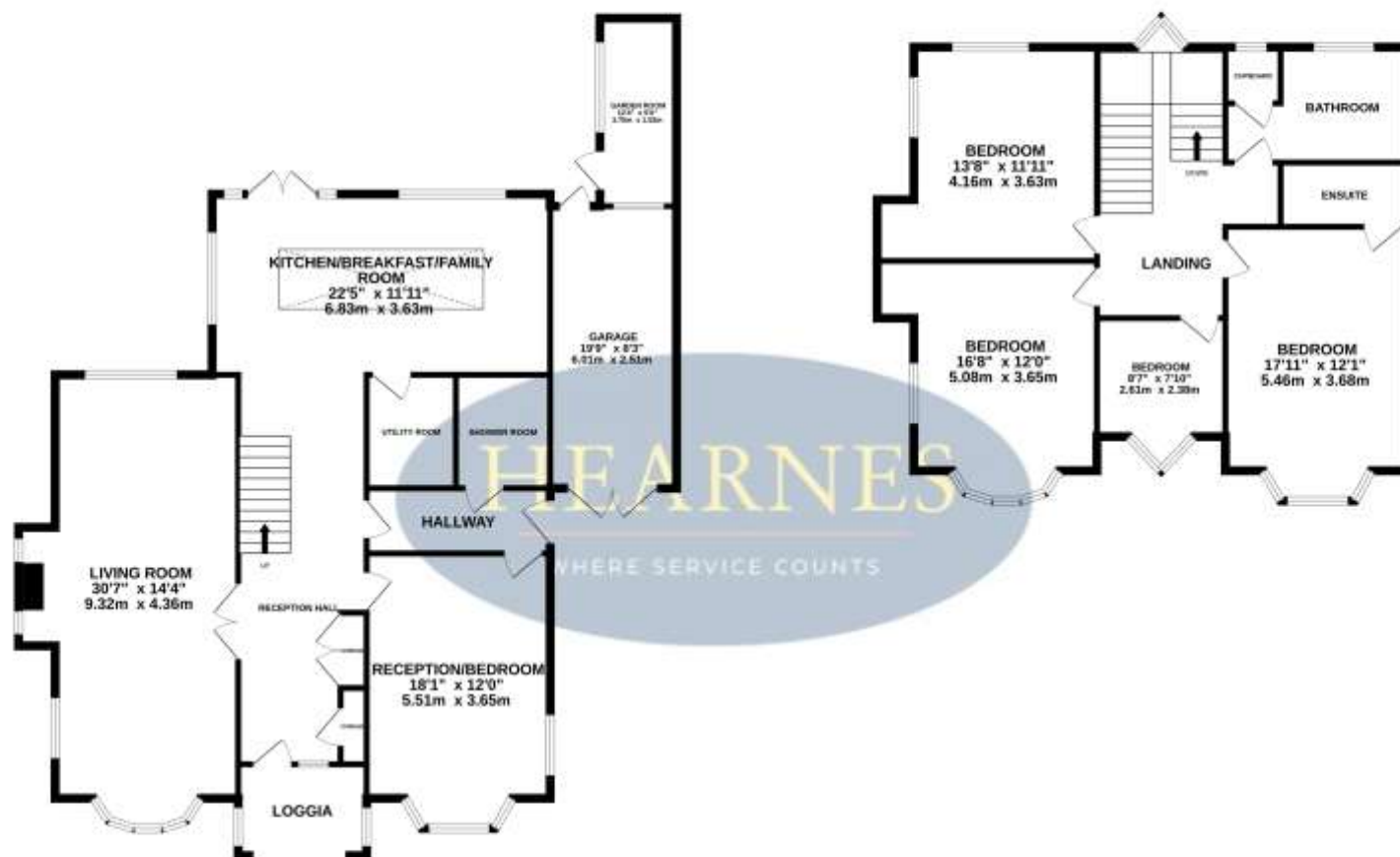
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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.



GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.

FIRST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



IDDESLEIGH ROAD

TOTAL FLOOR AREA : 2366 sq.ft. (219.8 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

