



HEARNES
WHERE SERVICE COUNTS

A truly exceptional detached character home offering in excess of 2500 sq ft of accommodation situated in the premier Queens Park location opposite the popular Queens Park Golf Course whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been updated and finished to the highest of standards by the current owners whilst retaining many wonderful original features and benefitting from a stunning open plan kitchen/dining room, two reception rooms with feature wood burners, five spacious bedrooms with impressive master bedroom suite along with two further luxury bath/shower rooms, conservatory and large, southerly facing rear garden.

On entering the property an impressive entrance hall, with feature staircase leading to the first floor, opens into a formal living room with large bay window and fireplace. A separate reception room provides an ideal snug or study whilst also featuring a fireplace with wood burning stove. A particular feature of the property is the stunning open plan kitchen/dining room finished by 'Neptune' kitchens and offering a comprehensive range of floor and wall mounted units finished with a solid stone work surface and large kitchen island with breakfast bar seating area. From the dining area a conservatory offers a wonderful outlook over the beautifully landscaped private rear garden along with access via bi-folding doors. The ground floor accommodation is complete with a spacious utility room and WC.

Situated on the first floor are three of the property's bedrooms, all of which are double in size with the spacious master bedroom being served by a truly stunning master suite, having utilised the whole of an original bedroom. The luxury master bathroom features a free standing bath and large walk in shower enclosure along with a WC and wash hand basin. A further bespoke designed family bathroom completes the first floor accommodation featuring a WC, wash hand basin, free standing bath and separate walk in shower.

Situated on the second floor are the two remaining double bedrooms along with a further luxury en suite shower room.

Externally the property features a spacious, southerly facing rear garden offering a high degree of privacy whilst being mainly laid to lawn along with a selection of established flower borders and range of seating areas providing the ideal spot for outdoor dining or entertaining. To the front a carriage style driveway provides ample off road parking and leads to a garage.

EPC RATING: E

COUNCIL TAX BAND: E

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









HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE