



HEARNES
WHERE SERVICE COUNTS

A beautifully presented and secluded detached home located in a highly sought-after residential area. Talbot Woods is situated approximately 1.5 miles from Bournemouth Town Centre, offering a wide range of High Street shops and access to award-winning sandy beaches. The property is also close to the prestigious West Hants Leisure and Racquets Club, Meyrick Park Golf Club, Westbourne, and Talbot Heath School.

Upon entering the property, a porch leads into an impressive feature hallway, providing access to all ground floor rooms and stairs leading to the first floor. The hallway also offers an ideal space for an office or study area. The attractive living room features a fireplace and a bay window with double doors opening onto the front gardens. The spacious, dual-aspect dining room, also with a fireplace and bay window, enjoys a pleasant view over the gardens. At the rear of the property, a large kitchen/dining room with a central island is fitted with modern base and eye-level units and provides ample space for a dining table and sitting area, with bifold doors leading out to the garden. A useful pantry/utility space is accessible from the kitchen. Completing the ground floor is a separate WC with a hand wash basin.

An original, impressive staircase leads to a landing that provides access to the bedrooms and two bath/shower rooms. The principal bedroom is a particularly spacious double room with a bay window and access to a modern en-suite, which features a raised bath, shower enclosure, bidet, WC, and wash basin. The second bedroom is another double room, offering views over the front and side aspects. Bedrooms three and four are served by a separate bathroom with a modern white suite, including a bath with a shower over, bidet, WC, and wash basin.

The property is set on a secluded and generous plot, surrounded by beautifully maintained gardens stocked with a wide variety of plants and trees, ensuring a high degree of privacy. A notable feature is the swimming pool with a surrounding patio area. At the rear, a detached garage and large driveway lead to a play area. There are two pedestrian entrances and the gated driveway provides ample off-road parking.

COUNCIL TAX BAND: G

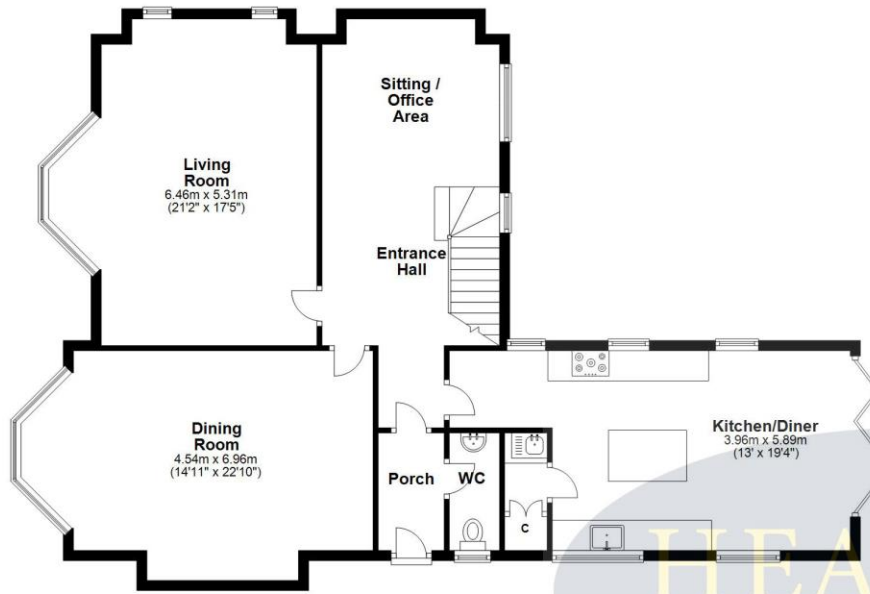
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
Approx. 119.2 sq. metres (1282.7 sq. feet)



First Floor
Approx. 113.9 sq. metres (1225.9 sq. feet)

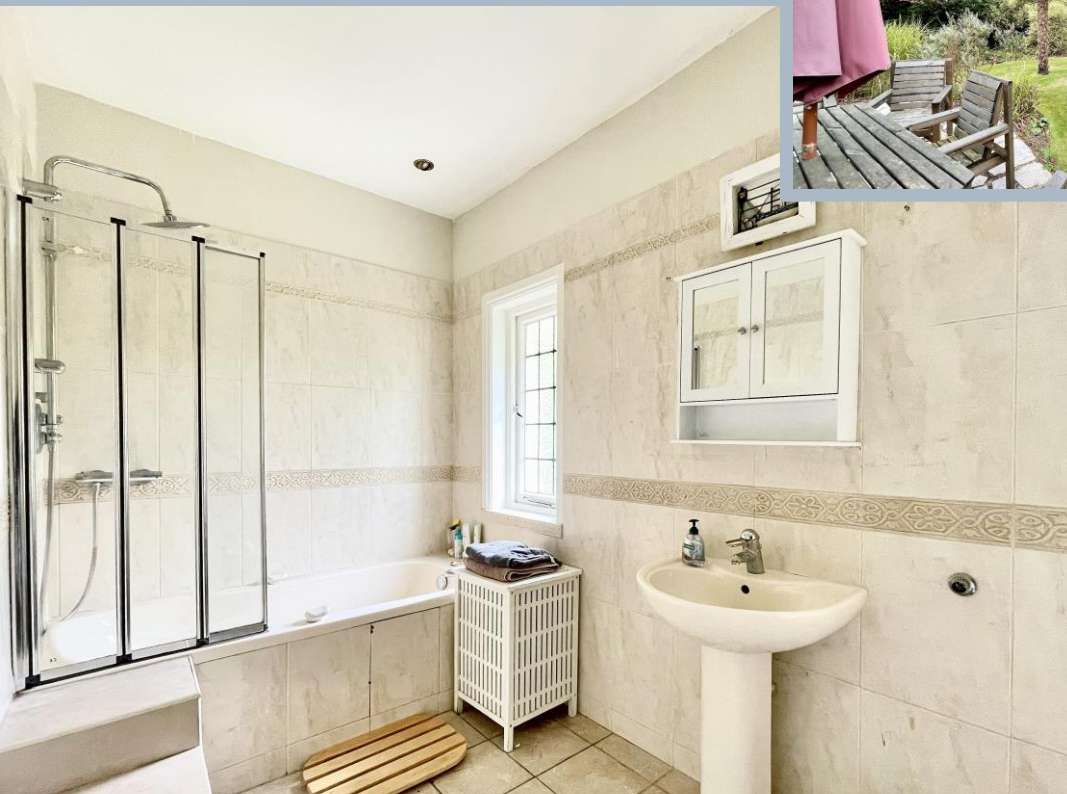


Second Floor
Approx. 17.6 sq. metres (189.9 sq. feet)



Total area: approx. 250.7 sq. metres (2698.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.





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