



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to purchase a spectacular nine bedroom detached character home situated in a premier location within the highly sought after Queens Park location and only moments from the popular Queens Park Golf Course, the highly regarded Park School and transport links. Retaining many original features the property offers extremely generous and flexible living accommodation throughout the property further benefits include four reception rooms, seven bath/shower rooms, private rear garden with swimming pool, secure ample off-road parking and attached coach house.

On entering the property, you are greeted by a welcoming reception hall with solid oak flooring and beautiful return staircase serving the first and second floor accommodation. The reception hall leads to three principal reception rooms, bedroom with ensuite, kitchen/dining room and access to a coach house. All three reception rooms enjoy bay windows and original cast iron fireplaces, the third reception currently serving as a playroom leads onto the rear garden. A recently refitted kitchen with under floor heating, offers a comprehensive range of floor and eye level units finished with a granite worktop and space for appliances. A dining room adjoins the kitchen with bifolding doors overlooks and gives access to the rear garden. From the dining room a converted coach house with second floor storage is currently utilised for beauty therapy and benefits from a useful ensuite shower room making it ideal for anyone who is looking for a property with annexe. Completing the downstairs accommodation a separate WC and double bedroom with ensuite also gives access to a useful cellar for additional storage or accommodation.

The impressive first floor leads to four double bedrooms, one of which can be separated from the main accommodation and become an annexe with kitchenette and private entrance. Bedroom two overlooks the front aspect and enjoys a large bay window. Bedrooms one and three overlook the rear garden and both benefit from fitted wardrobes and ensembles.

Located on the second floor a self-contained three-bedroom apartment with three double bedrooms, kitchen/breakfast room and refitted shower room. The top floor can be accessed by a private entrance to the side of the property or alternatively from the first-floor landing.

An established rear garden is mainly laid to patio the garden is enclosed by panel fencing and enjoys a swimming pool. To the rear of the property a secure gated driveway provides rear access to the coach house. The front driveway with electric gates offers a high degree of privacy provides ample off-road parking for numerous cars whilst giving access to both sides of the property and rear garden.

COUNCIL TAX BAND: F

EPC: D

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.





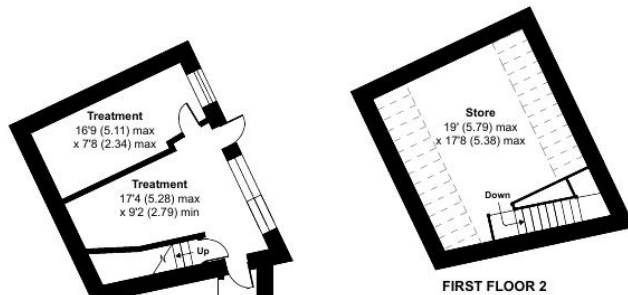
Queens Park South Drive, Bournemouth, BH8

Approximate Area = 5638 sq ft / 523.7 sq m

Limited Use Area(s) = 235 sq ft / 21.8 sq m

Total = 5873 sq ft / 545.6 sq m

For identification only - Not to scale



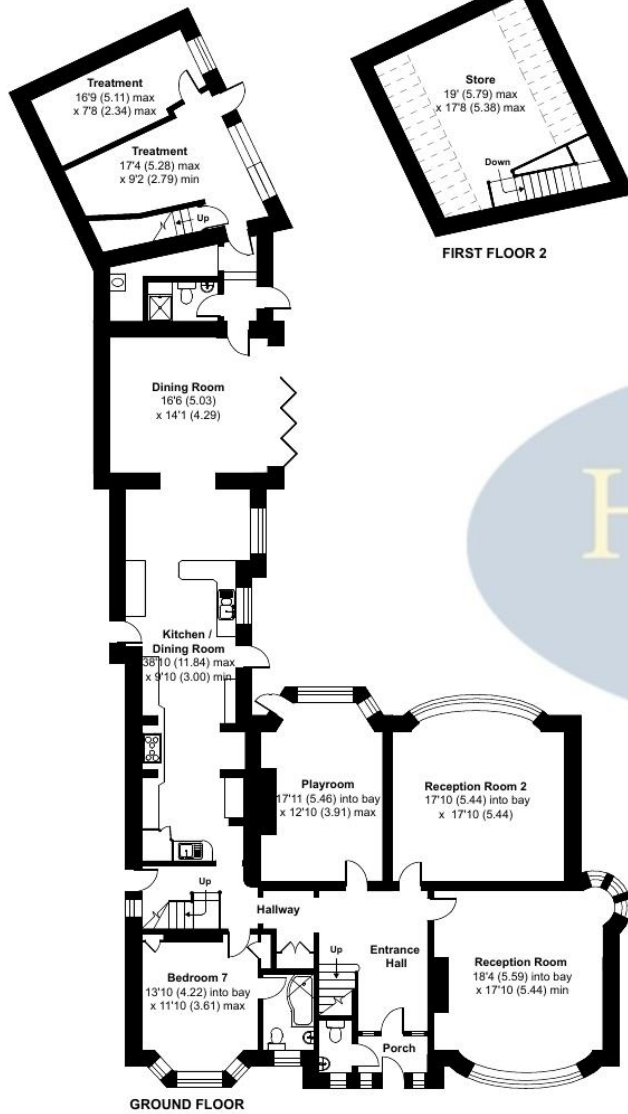
FIRST FLOOR 2

Denotes restricted head height

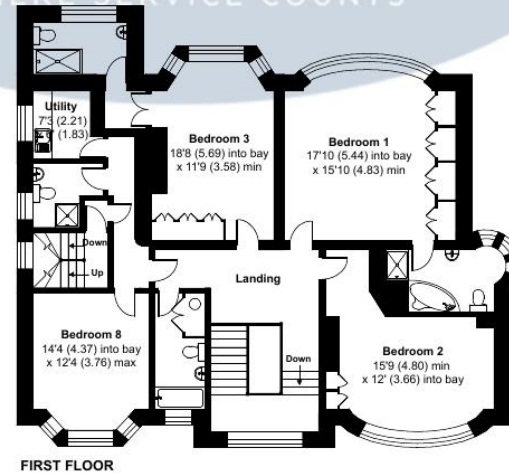


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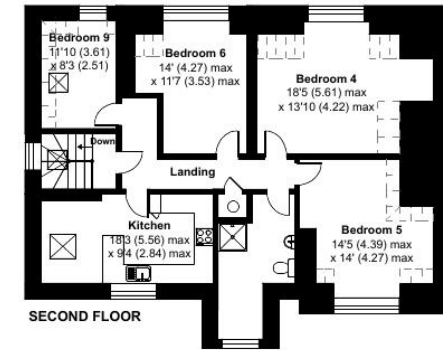
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnest Bournemouth Estates Ltd. REF: 1077372





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