



HEARNES

WHERE SERVICE COUNTS

A simply stunning detached family home set within the heart of Talbot Woods, offering spacious and versatile accommodation extending to approximately 3,780 sq. ft on a south facing plot, including garaging and workshop space. The property has been beautifully maintained and arranged to suit modern family living while retaining a sense of scale and flow throughout. Situated within one of Talbot Woods most sought-after roads, the property lies within easy reach of Westbourne, Meyrick Park, West Hants Tennis & Health Club, and well-regarded local schools, making it an exceptional long-term family home.

A paved driveway with double electric gates leads to the property, which is approached via a covered porch opening into a welcoming entrance hall, providing access to the principal ground floor rooms and stairs rising to the first floor. To the front of the house is a generous office, ideal for home working, which leads into an impressive double garage and workshop area. To the rear sits a spacious sitting room with excellent natural light and direct access to the garden, offering lovely views. The main living room, featuring a fireplace and bay window, is centrally positioned and connects seamlessly to the modern kitchen/breakfast room, which spans the rear of the property and benefits from double doors opening onto the garden and a side door. The kitchen, complete with island, provides ample space for both everyday dining and entertaining. Adjacent is a formal dining room, ideal for more structured meals. A utility room and ground floor WC are conveniently positioned off the hallway, offering practical storage and laundry facilities.

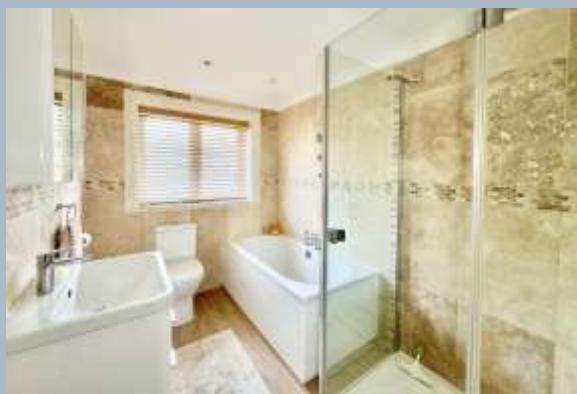
On the first floor, the landing provides access to four well-proportioned double bedrooms. The principal bedroom suite features fitted wardrobes and a luxury en-suite bathroom with a standalone bath, separate shower enclosure, and WC. The second bedroom, overlooking the front aspect, also benefits from a luxury en-suite shower room with walk-in shower enclosure and WC. Two further bedrooms are served by a modern family bathroom, comprising a bath with shower over, shower enclosure, and WC.

Externally, the house is positioned on a fantastic southerly aspect plot, featuring a large patio area adjoining the property and mainly laid-to-lawn gardens with mature borders. An impressive and rare double garage/workshop with an inspection pit sits alongside the house, with additional utility and WC facilities, making it ideal for storage, hobbies, or potential conversion into an annex (subject to the necessary consents). To the front, a secure, electric-gated driveway offers ample off-road parking and direct access to the double garage.

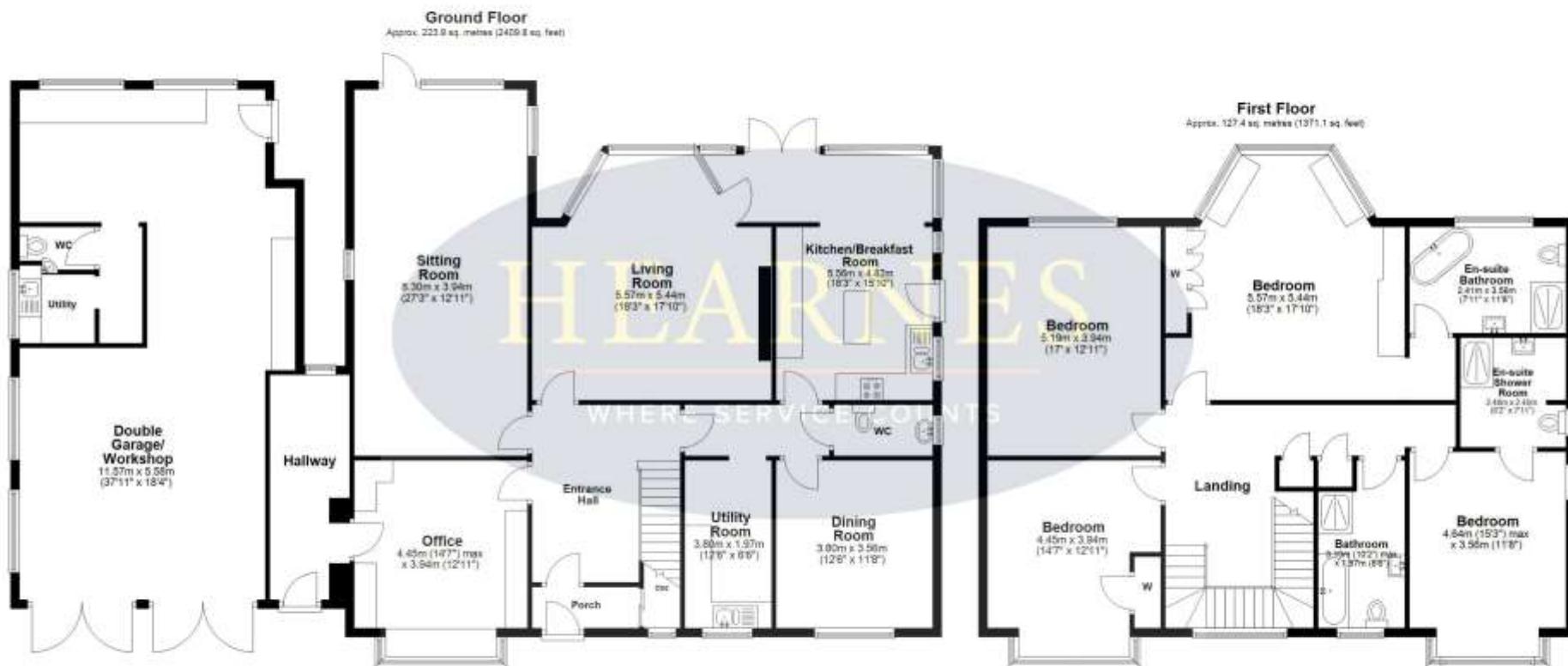
EPC: C

COUNCIL TAX BAND: G

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.



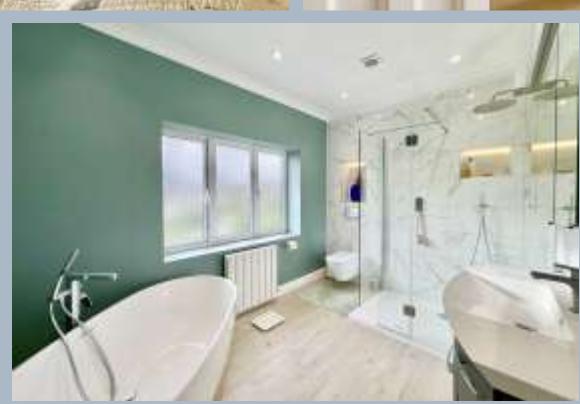




Total area: approx. 351.3 sq. metres (3780.8 sq. feet)

Whilst every effort 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 and replacement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or adequacy can be given.

Plan produced using PlanUp.





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