



**HEARNES**  
WHERE SERVICE COUNTS

A truly exceptional detached home located on arguably Talbot Woods most premier road offering extensive and very flexible living accommodation along with a private rear garden backing onto the beautiful Pugs Hole Nature Reserve and also featuring an impressive swimming pool complex. The property offers substantial and very flexible accommodation with a particular feature of the property being the spacious open plan kitchen/family room featuring a vaulted ceiling, bi-folding doors to the rear garden and feature outdoor, covered seating and entertaining area. Situated in the highly sought after Talbot Woods location the property is ideally situated just a moments walk to Meyrick Park and the popular West Hants Tennis and Leisure Club whilst being within easy reach of Bournemouth Town Centre.

On entering the property an impressive entrance hall with feature stair case leading to the first floor landing opens into a spacious formal living room offering a dual aspect outlook and leading onto the landscaped and private rear garden whilst also featuring a fire place. A separate dining room also overlooks and provides access to the rear garden. The ground floor accommodation further benefits from a separate family room which leads into a utility room along with additional access to the front of the property, further walk in storage cloaks cupboard and access to the integral garage. A particular feature of the ground floor is the truly impressive open plan kitchen/family room with bi-folding doors opening onto the rear garden. A comprehensive range of floor and wall mounted units is finished with a matching granite work surface, circular island breakfast bar. The kitchen is also completed with an extensive range of integrated appliances and feature vaulted ceiling. Bi-folding doors from the kitchen opens onto a covered outdoor kitchen and entertaining area with feature lighting, heating system and overlooks the landscaped rear garden. The ground floor accommodation is complete with a WC. Situated on the first floor are four of the property's bedroom, all of which are generously sized double rooms with the impressive master suite featuring fitted wardrobes, a wonderful outlook over the rear garden and served by a modern ensuite bathroom comprising a WC, wash hand basin, free standing bath and large walk-in shower enclosure. A further two of the property's bedrooms are served by modern ensuite shower rooms. The first floor accommodation is complete with a family bathroom.

The property's accommodation is complete on the second floor with two further bedrooms along with a large living area making an ideal self-contained living space which is also served by an additional modern shower room.

Externally the extensive landscaped gardens offer a sunny aspect and complete privacy being mainly laid to lawn with a large patio seating area whilst backing onto the ever beautiful Pugs Hole Nature Reserve. A particular feature of the rear garden is the impressive, detached swimming complex with extensive bi-folding doors providing an outdoor to indoor swimming experience. The swimming pool measures XXX in length and has its own heating system. To the front there is an extensive block paved driveway providing ample off road parking leading to a detached garage accessed via an electrically operated up and over door.

**EPC: TBC**

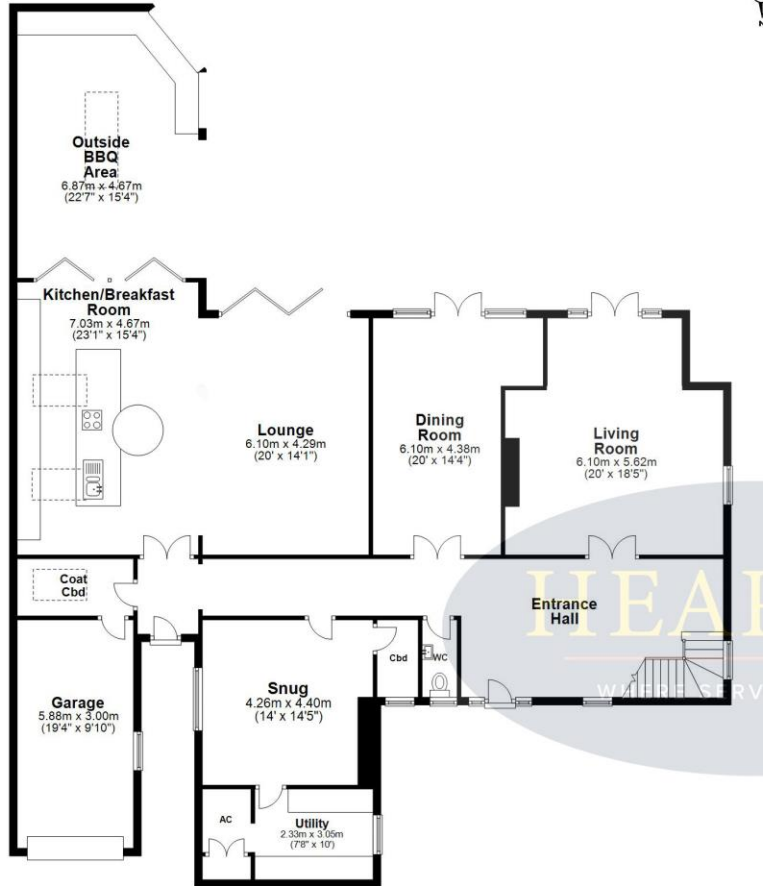
**COUNCIL TAX BAND: G**

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.

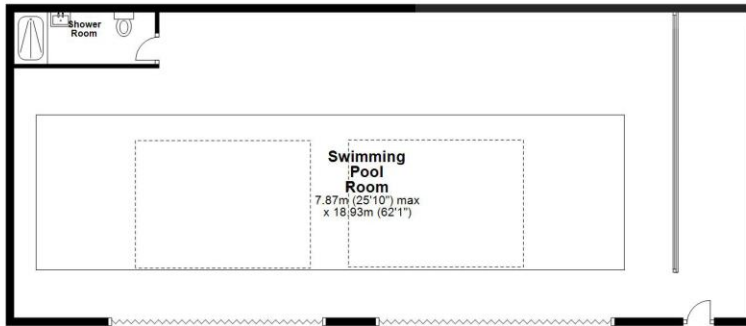




**Ground Floor**  
Approx. 240.9 sq. metres (2592.5 sq. feet)



**Outbuilding**  
Approx. 140.0 sq. metres (1503.4 sq. feet)

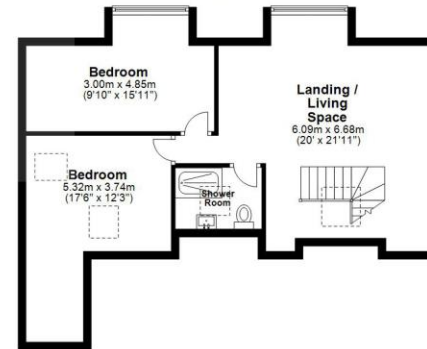


Total area: approx. 567.3 sq. metres (6106.3 sq. feet)

**First Floor**  
Approx. 117.3 sq. metres (1263.0 sq. feet)



**Second Floor**  
Approx. 60.1 sq. metres (647.4 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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