



HEARNES
WHERE SERVICE COUNTS

An impressive five double bedroom, three reception room detached character home situated on a generously sized private plot within one of Bournemouth's most sought-after locations. Within easy reach of the popular West Hants Leisure Club, the highly regarded Talbot Heath School and about a mile distant from The Club at Meyrick Park with its 18-hole golf course set in over 120 acres of scenic parkland. Bournemouth Town Centre lies approximately 1.5 miles away with its comprehensive range of bars, shops and restaurants along with the award-winning sandy beaches, also offering a mainline rail connection to London Waterloo in approximately 2 hours.

On entering the property, a welcoming feature panelled hallway give access to all ground floor accommodation along with stairs rising to the first floor. An impressive dual aspect lounge with feature fireplace offers a pleasant outlook over the front aspect. A separate dining room is situated to the rear with double doors leading to the private gardens. To the front aspect a further sitting room with feature fireplace. A kitchen/breakfast room and larder offer a comprehensive range of floor and eye level units finished with a contrasting work surface and a range of integrated appliances. From the kitchen there is access to the rear garden along with further storage and WC. Completing the ground floor accommodation is a separate cloakroom.

The first-floor landing gives access to all five bedrooms, all of which are double in size with the master bedroom offering a range of fitted wardrobes. Completing the accommodation a family bathroom, sperate WC and direct access to useful loft storage.

A private, landscaped rear garden offers a large area laid to lawn with a selection of mature shrub, tree and flower borders whilst a paved area adjoins the rear of the property. To the front a driveway offers ample off-road parking and leads to a garage. The front garden offers a high degree of privacy and seclusion from the road.

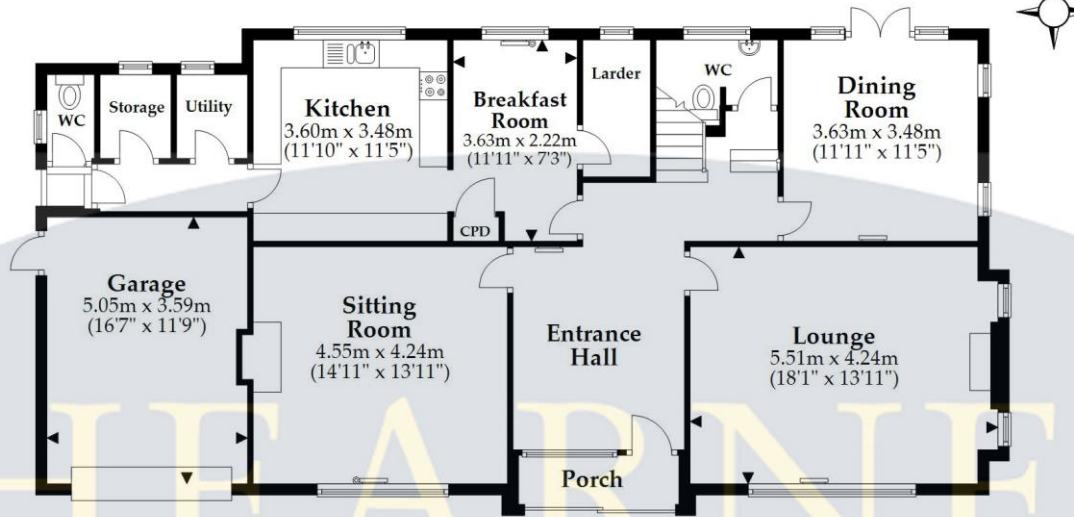
COUNCIL TAX BAND: G EPC: E

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.



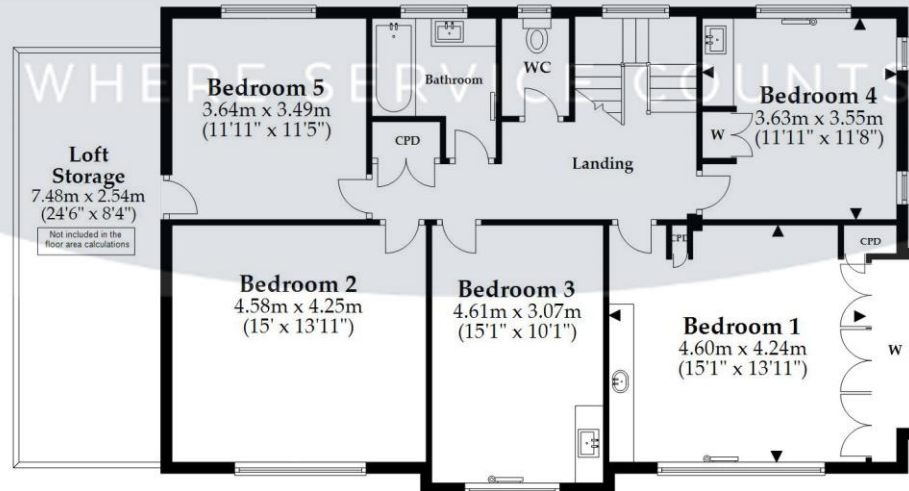
Ground Floor

Approx. 132.6 sq. metres (1427.1 sq. feet)



First Floor

Approx. 105.6 sq. metres (1136.5 sq. feet)



Total area: approx. 238.2 sq. metres (2563.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



