



HEARNES
WHERE SERVICE COUNTS

A beautifully designed detached home located in the highly sought-after area of Talbot Woods, Bournemouth. This stunning property offers spacious and flexible living accommodation, set within meticulously landscaped and impressive grounds. It provides versatile space, including annex accommodation or up to six bedrooms. Conveniently situated approximately a mile from Bournemouth town centre, the home is easily accessible by road or on foot via the picturesque Bournemouth Pleasure Gardens. West Hants Tennis Club and the 18-hole golf course at Meyrick Park are also nearby, offering excellent leisure facilities.

A solid wooden entrance door leads to a bright and airy hallway, featuring Amtico wood and stone-effect flooring, decorative wall panelling, and two leaded windows at the front. Double bevelled-glass doors open into a stunning triple-aspect reception room, highlighted by a charming arched inglenook recess, decorative wall mouldings, and a central leaded window. This room is further enhanced by a feature fire surround and French doors that open onto the rear patio and gardens. The dining room boasts three-quarter oak-panelled walls, a matching fire surround with built-in storage, original coving, and ceiling mouldings. A separate office space overlooks the front of the house. At the rear, a modern kitchen-diner is equipped with ample storage, contrasting granite countertops, and integrated appliances. Double doors open into a conservatory, which leads to the rear garden. A double bedroom on the ground floor benefits from French doors that overlook and provide access to the rear garden. This floor also includes a shower room with fully tiled walls, Amtico wood and stone-effect flooring, a wash basin, corner shower cubicle, and WC.

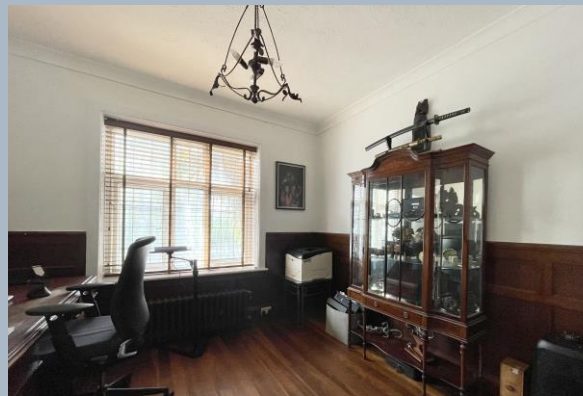
Stairs from the ground floor lead down to an annex, which includes a modern kitchen-diner, a double bedroom, two utility rooms, and a shower room. The lower floor also enjoys access to a private garden area and its own gated driveway.

A staircase with a wooden balustrade leads to the spacious first-floor landing. The principal bedroom is a generously sized double-aspect room with dormer windows at the front and rear, built-in mirrored wardrobes, and an en-suite bathroom featuring a corner spa bath, wash basin, and WC. Bedroom two offers a pleasant view over the front of the property and includes fitted wardrobes. Bedrooms five and six overlook the rear garden and could easily be combined into one larger room. The family bathroom includes half-tiled walls, a tile-enclosed bath, pedestal wash basin, low-level WC, and extractor fan.

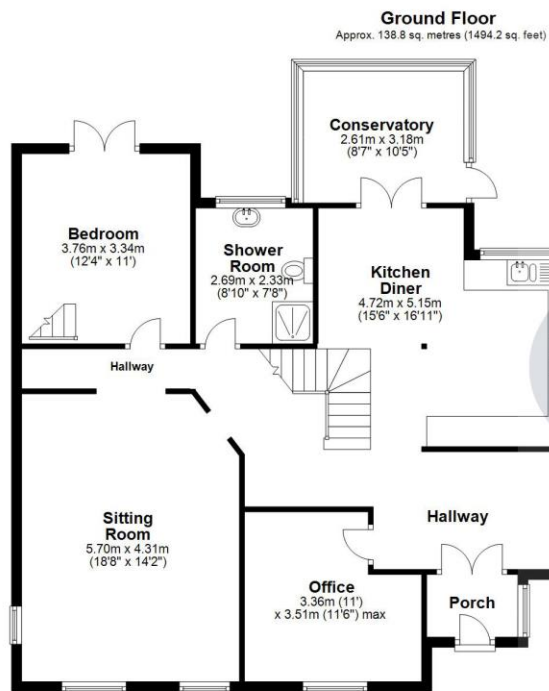
A particular highlight of the property is the landscaped entrance and sweeping driveway. The home is accessed through electronically operated wrought-iron gates, leading to a block-paved driveway with a central bronze two-tiered fountain. The tiered front gardens feature tropical palms, integrated lighting, and a meandering stone stairway leading to a lower garden. An additional electronic gate provides access to a driveway that leads to the gym. A wrought-iron gate at the side of the property opens to the rear patio and gardens, which include multiple storage sheds. The central lawn is an artificial, high-quality turf, and the entire rear garden is fully enclosed and bordered by mature trees, ensuring complete privacy.

Council Tax Band: G **EPC Rating: TBC**

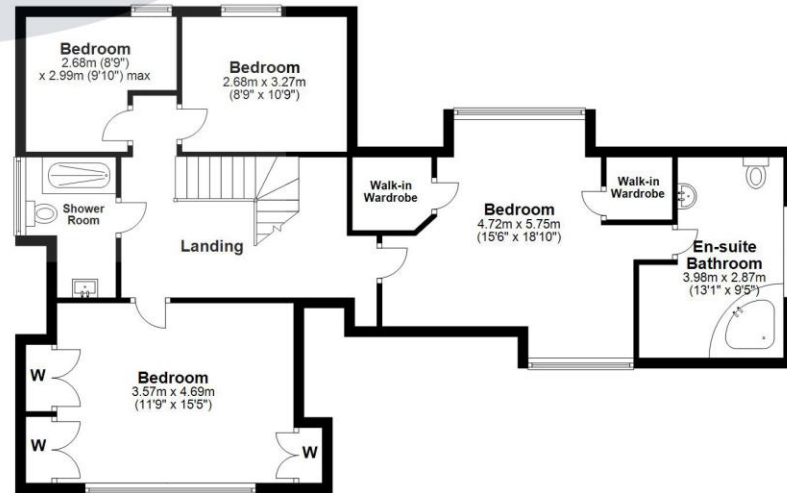
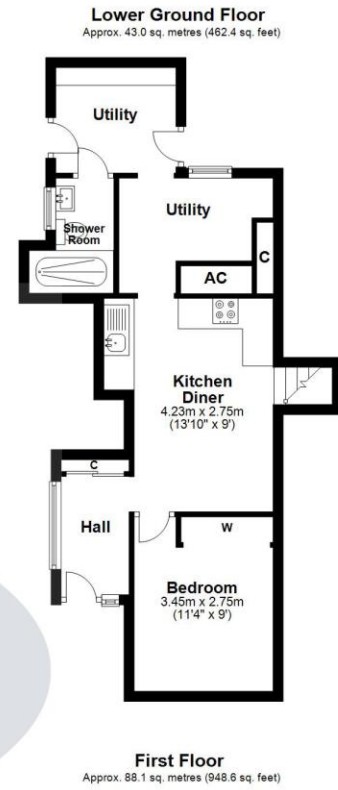
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.





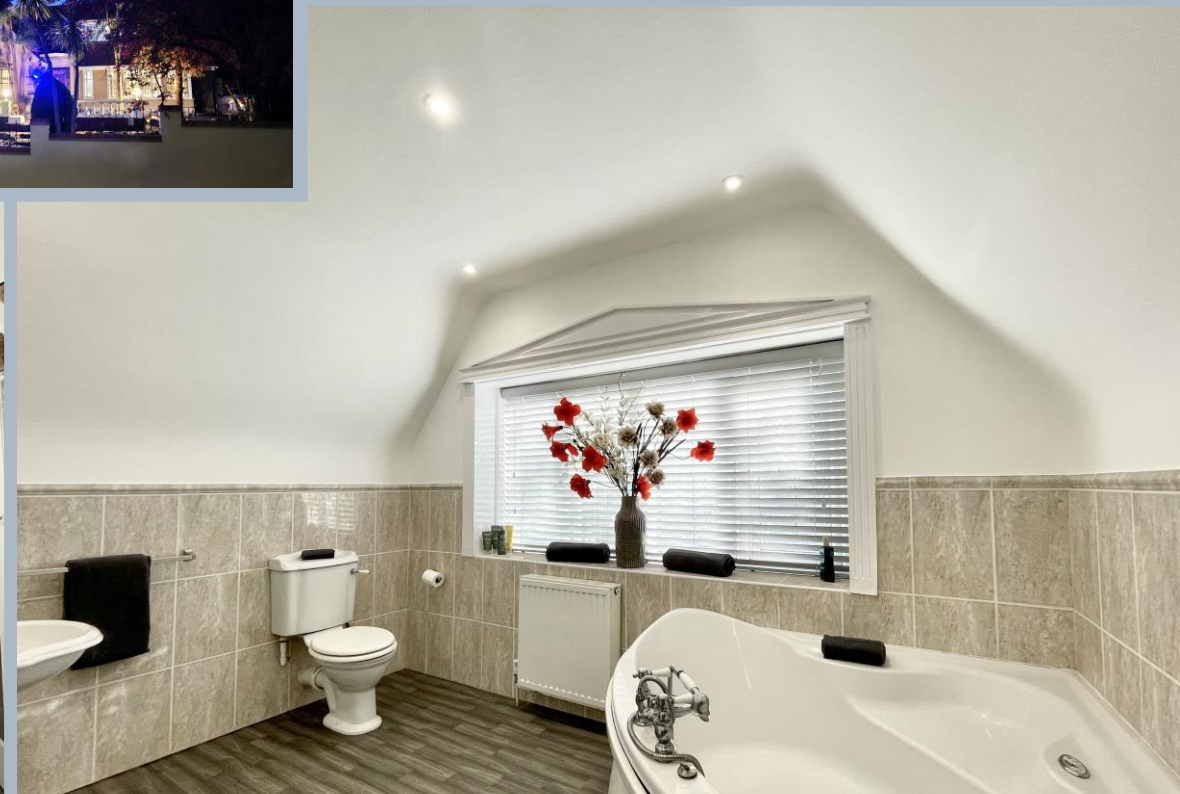


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Total area: approx. 269.9 sq. metres (2905.2 sq. feet)

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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www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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