

Little Forest Road, Talbot Woods BH4 9NW

MAYS
ESTATE AGENTS





Property Summary

A rare opportunity to choose one of two detached neighbouring homes that are being simultaneously marketed, both with beautiful garden plots that back onto the golf course on the south westerly side of Little Forest Road. Originally constructed as two separate houses on two separate titles, the properties were conjoined by our clients to create a substantial home on a double width plot. Reconversion of the current property to two separate homes has been professionally costed and proves this to be an extraordinary opportunity for buyers to not only acquire a property with a large garden plot in one of the area's most sought-after roads, but also to create and personalise the environment of their next home.

With both neighbouring properties being offered to the market at the same time we feel this could not only be an ideal option for multi-generational families to coexist in neighbouring homes, but also a window of chance for a buyer wanting a single dwelling with unrivalled plot size as the property can be purchased in its current format.



Key Features

- A choice of two neighbouring homes currently joined together
- Uniquely offered to the market at the same time
- Both were previously detached with substantial garden plots on separate titles
- Please note the floorplan shows both properties & the adjoining section
- South westerly gardens with gated access onto the Meyrick Park Golf Course
- Incredible chance to personalise the environment of your next home
- Total combined floor area approaching some 6,000 sq/ft - ideal multi-generational opportunities
- One of the area's most sought after addresses
- Close to the well-regarded Talbot Heath School and Bournemouth Collegiate
- Please note the images are a selection from the entire property



About the Property

As can be seen from the floor plan of the existing property, both of the original homes were joined with a central extension that is situated to the rear of a large garage. The previous boundary line historically ran between the two homes, which gave each property a good degree of separation and privacy.

Prior to the extension, which currently joins the two properties being introduced, both homes held many strong attributes as detached houses with large gardens, five separate ground floor rooms and three bathrooms. The original layout of each home has been retained, and individual kitchens could be easily reintroduced to both properties as the utilities and plumbing are already located in the correct areas.

Whilst to separate the existing house the removal of the joining extension/structure would be necessary, it is also an obvious option for part of the central section to be retained. This would significantly increase the floor area of both homes whilst still offering plentiful space between the houses, so they are recognised as being fully detached with a good degree of privacy.

By cojoining the two properties, our clients created a vast garden plot that widens to the rear as it abuts the golf course. As can be seen from the aerial photography, the division of the existing plot will mean that each home still retains an enviable amount of garden that exceeds most others in the area. The gardens are an absolute triumph and provide each home with a beautiful backdrop that embraces the seasons throughout the year.

As there is no pre-determined degree of separation to the conjoined structure between the properties, interested parties will have the ability to decide what could work best for them in this area. Whether that be retaining some of the current structure to create a large kitchen/dining and lifestyle room opening to the rear garden or alternatively opting for more open space between the neighbouring property – the possibilities are literally endless.

To discuss all of the options in more detail or to understand the existing arrangements more comprehensively, please don't hesitate to contact our offices.

Tenure: Freehold

Local Authority: BCP Council



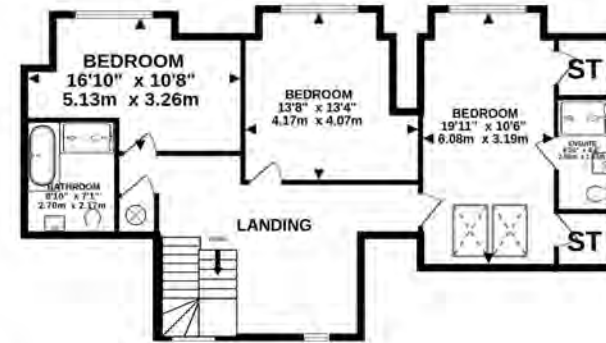
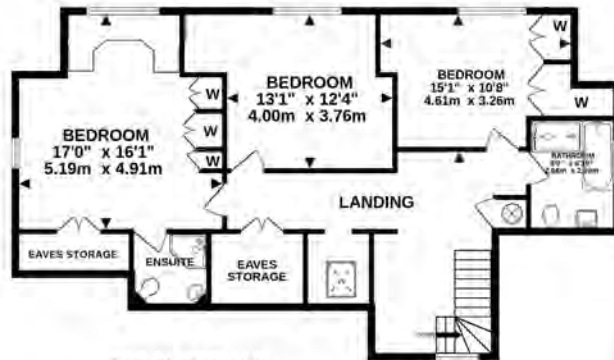




TOTAL FLOOR AREA : 5866 sq.ft. (545.0 sq.m.) approx.

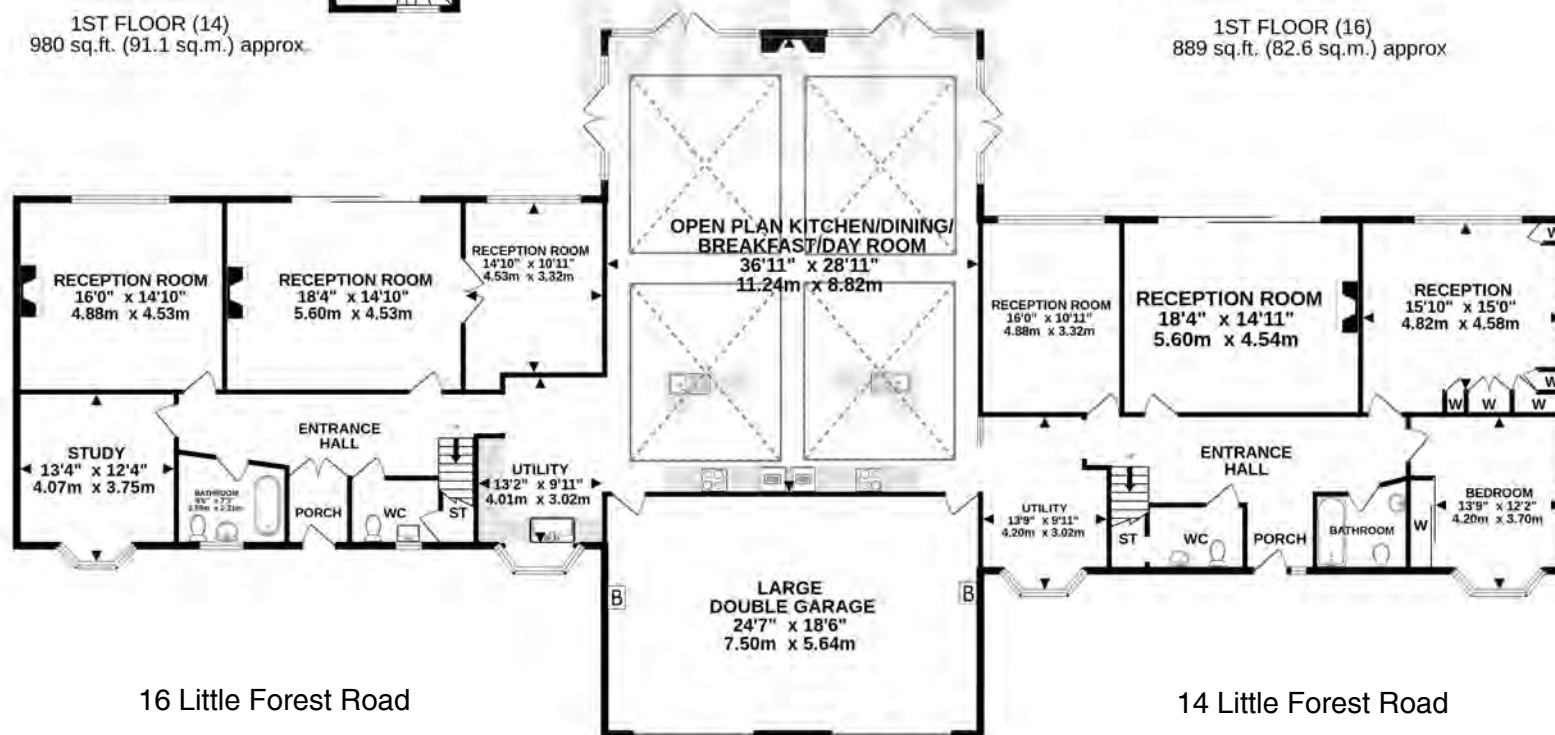
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025



1ST FLOOR (14)
980 sq.ft. (91.1 sq.m.) approx.

1ST FLOOR (16)
889 sq.ft. (82.6 sq.m.) approx.



16 Little Forest Road

14 Little Forest Road

3998 sq.ft. (371.4 sq.m.) approx.







About the Location

Little Forest Road is undoubtedly one of the most sought-after roads in the area, and this property enjoys a superb positioning on the road with a south westerly rear garden and direct gated access to Meyrick Park Golf Course (from the golf course you can also walk through the Bournemouth Gardens directly to the beach).

Not only are the highly regarded Talbot Heath Schools and Bournemouth Collegiate nearby, but the shopping and recreational facilities of Westbourne are close at hand. Another thing we really like about the location of this house is that surrounding areas such as the historic towns of Wimborne and Christchurch are within easy travelling distance as are the beautiful open spaces of the New Forest.

Road and rail transport links connect the area to London and other major cities whilst Bournemouth International Airport caters for travel further afield. In summary, the property enjoys a peaceful yet highly convenient location close to beaches, golf courses, amenities and open countryside – basically it's the South Coast with A-levels, in our opinion.!

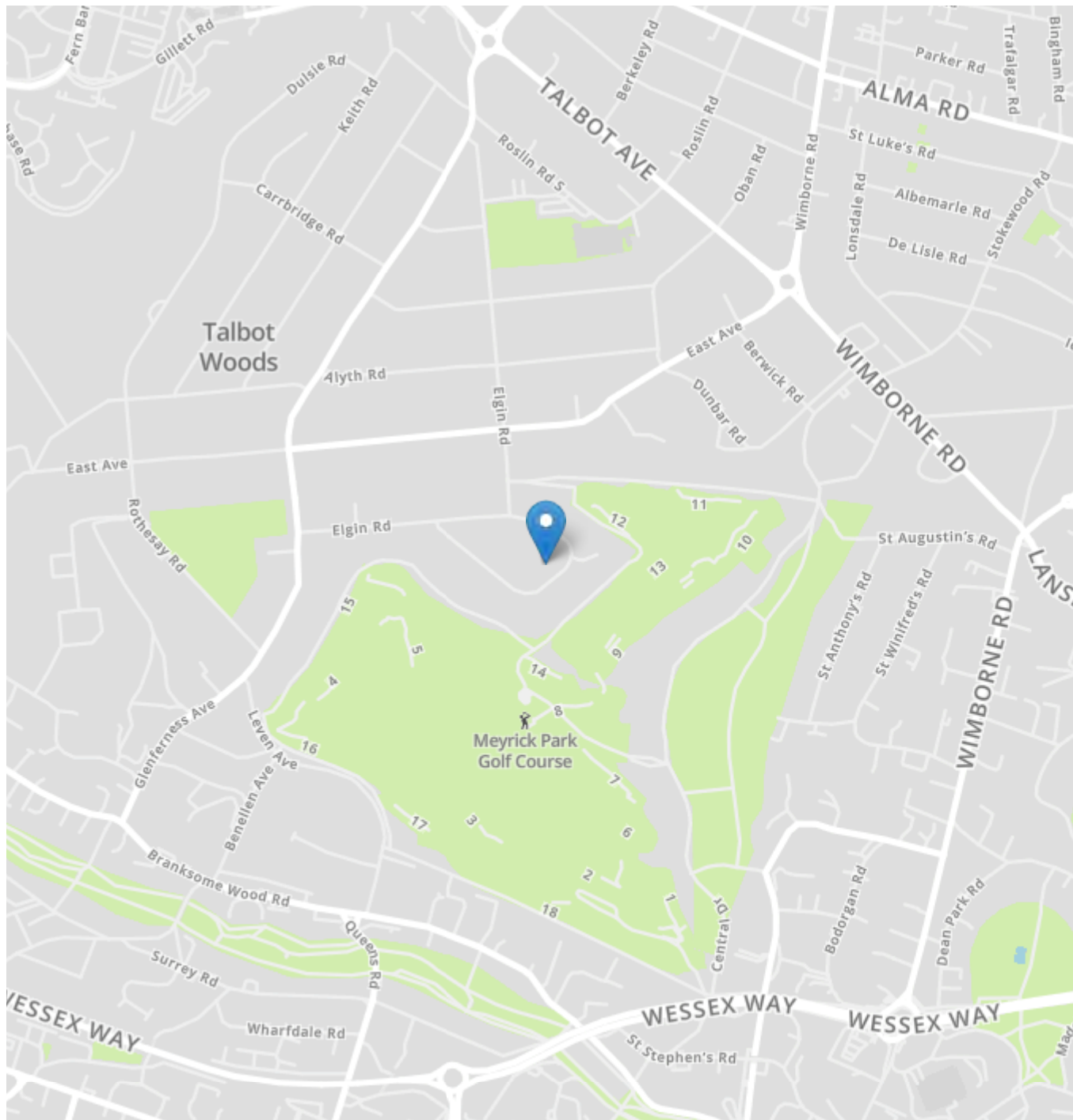


About Mays

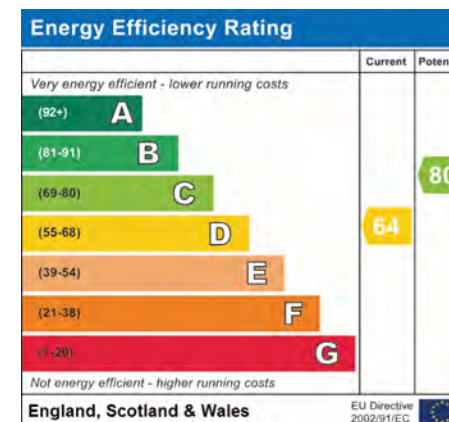
We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



EPC for both properties combined



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS