



HEARNES

WHERE SERVICE COUNTS

An impressive detached character home located on a truly unique and private plot in a premier position within the highly sought after Talbot Woods location only a short distance to Bournemouth Town Centre and a moments walk to the popular West Hants Tennis and Leisure Club. The property features spacious living accommodation whilst now offering the opportunity for further updating and remodelling to create an impressive family home. The property further benefits from three reception rooms, five bedrooms and two bathrooms along with a spacious garage and stunning grounds.

On entering the property a welcoming entrance hall, with feature staircase to the first floor landing, leads into a beautiful living room offering a pleasant dual aspect outlook and access to the rear garden whilst also featuring an impressive fireplace. A spacious dining room with feature bay window also offers a pleasant outlook across the rear garden. A kitchen offers ample floor and wall mounted units, finished with a matching work surface and leads into a breakfast room which also provides access to the garden. The ground floor accommodation is complete with a pantry and WC.

Situated on the first floor are the property's five bedrooms, all of which are generous in size and with one of the bedrooms benefitting from an en suite bathroom. The accommodation is complete with a family bathroom featuring a bath and separate shower enclosure.

Externally the property is positioned centrally within, arguable one of the locations finest plots offering ample potential for further extension, subject to necessary planning permissions whilst being currently mainly laid to lawn with a range of established borders and offering a southerly, private aspect. The property further benefits from off road parking and leads to a spacious garage.

EPC RATING: D

COUNCIL TAX BAND: TBC

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.



Roslin Road South, Bournemouth, BH3



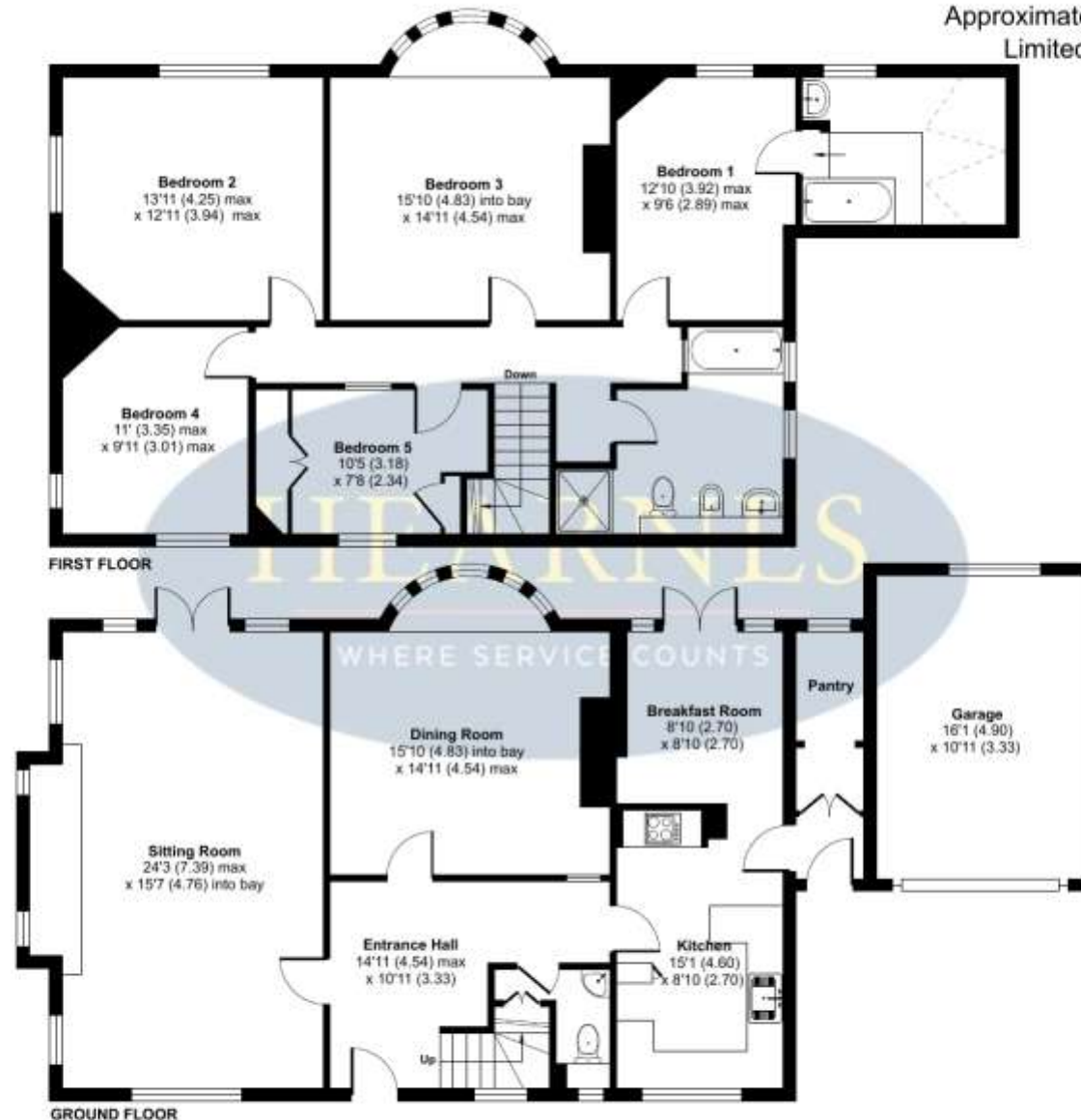
Approximate Area = 2020 sq ft / 187.6 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 2218 sq ft / 206 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1354448

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

