



**HEARNES**  
WHERE SERVICE COUNTS

A secluded detached residence occupying a large plot within the most sought-after area of Talbot Woods. Located conveniently for the West Hants tennis and leisure club, The Club at Meyrick Park with its 18-hole golf course set within 120 acres of scenic parkland and the highly regarded Talbot Heath School. Bournemouth Town Centre with its wealth of shopping facilities and miles of golden beaches lies approximately a mile distant, also offering a mainline rail link to London Waterloo in around 2 hours.

Being offered for sale with no forward chain the property is approached via a spacious driveway. A welcoming entrance hall gives access to all ground floor accommodation and stairs rising to the first floor. The spacious living room overlooks the rear garden and gives access to a conservatory. The impressive kitchen/dining room is fitted with a range of base and eye level units with integrated double ovens and hob also providing access to the rear garden, the dining area enjoys a pleasant outlook over the front aspect. To the front of the property bedroom three, a spacious double overlooking the front garden and with integrated storage served by a ground floor bathroom with WC and wash basin. Completing the downstairs accommodation bedroom two, another spacious double with recently fitted ensuite and double doors giving access to the garden.

On the first floor a large landing gives access to two double bedrooms. The master bedroom is a particularly large double room with integrated wardrobes, refitted ensuite shower room WC and hand wash basin. Bedroom four is served by a separate family bathroom fitted with bath, WC and wash basin. A balcony overlooking the front of the property is accessed from the landing and has ample room for seating and table.

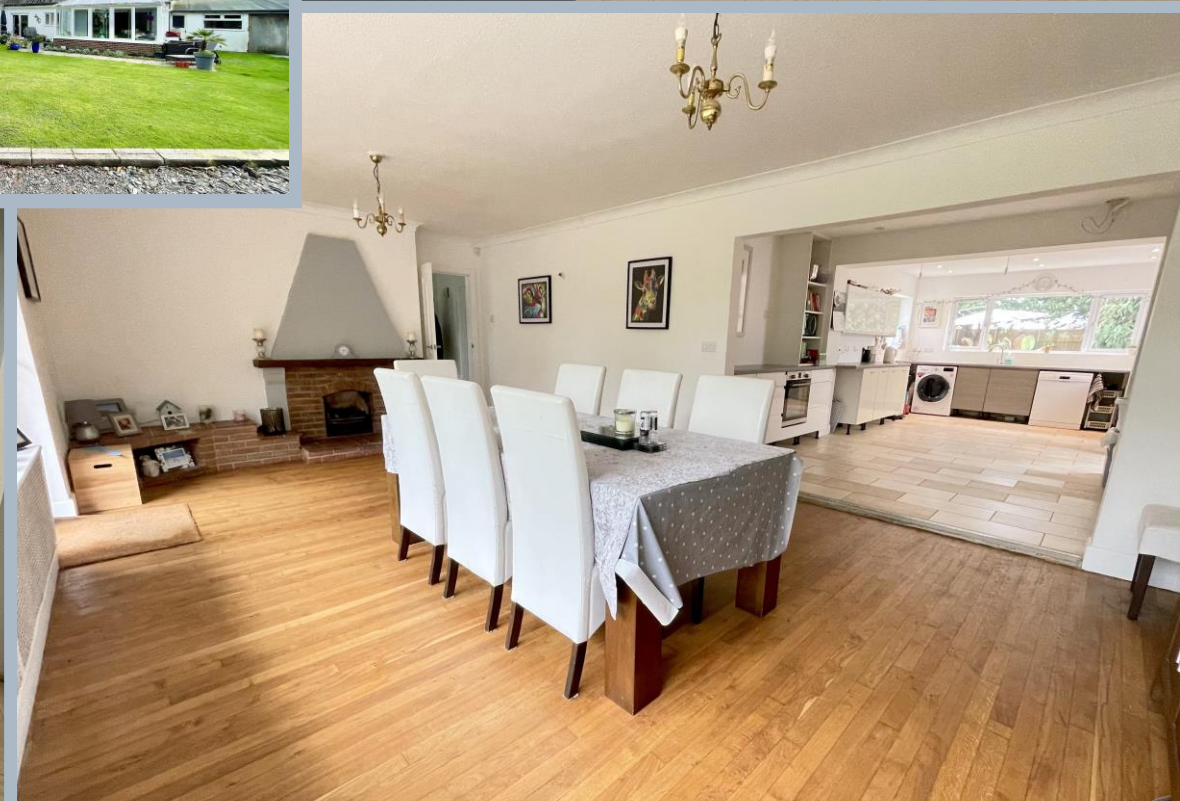
The property occupies a secluded plot of which is mainly laid to level lawn, a patio area adjoins the rear of the property ideal for entertaining. To the rear of the property there is an impressive garden room and additional lodge with further storage and bar. Furthermore, there is a large double garage with two up and over doors. The current owners have designs for a substantial remodel of the current house subject to necessary planning permissions, additional details available upon request.

**COUNCIL TAX BAND: G**

**EPC: D**

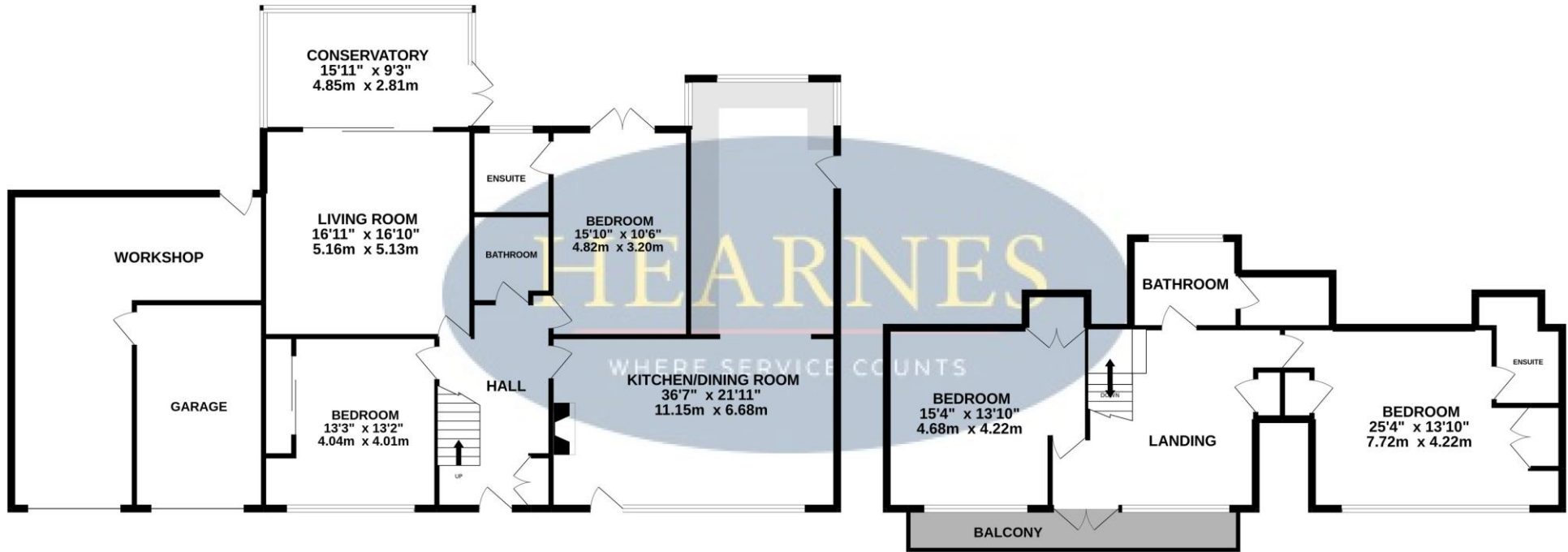
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GROUND FLOOR  
1948 sq.ft. (181.0 sq.m.) approx.

1ST FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 2744 sq.ft. (254.9 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.

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