



**HEARNES**  
WHERE SERVICE COUNTS

A rare opportunity to acquire an immaculately kept, bespoke family home, originally built for and owned by the builder since its construction, and nestled within a secluded cul-de-sac in the highly sought-after location of Talbot Woods. This impressive property offers potential for refurbishment, spacious and flexible living accommodation, all set on a generous and well-appointed plot.

Upon entering the property, you are welcomed by an impressive open hallway featuring an individually designed curved staircase, which provides access to all ground floor rooms. The dual-aspect living room with feature brick fireplace is positioned at the rear of the property and benefits from sliding doors that open onto the private rear garden. This spacious living area flows seamlessly into the dining room, which also enjoys views over and access to the garden. The kitchen/breakfast room offers a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface. A doorway from the kitchen leads into a separate utility room. To complete the ground floor, there is an additional reception room at the front of the property, ideal for use as a study, along with internal access to the double garage. The hallway also provides access to a downstairs WC.

From the first-floor landing, access is provided to all four double bedrooms and the main family bathroom. The primary suite features built-in wardrobes and leads into a dressing area with access to a private balcony overlooking the rear gardens, as well as an en suite bathroom comprising a bidet, hand wash basin, WC, and bath. Bedroom two overlooks the rear gardens and benefits from fitted wardrobes, along with a concealed en suite shower room. Bedroom three also enjoys an en suite shower room, while bedroom four is served by the family bathroom, which includes a WC, built-in wash hand basin, bidet, corner bath, and separate corner shower.

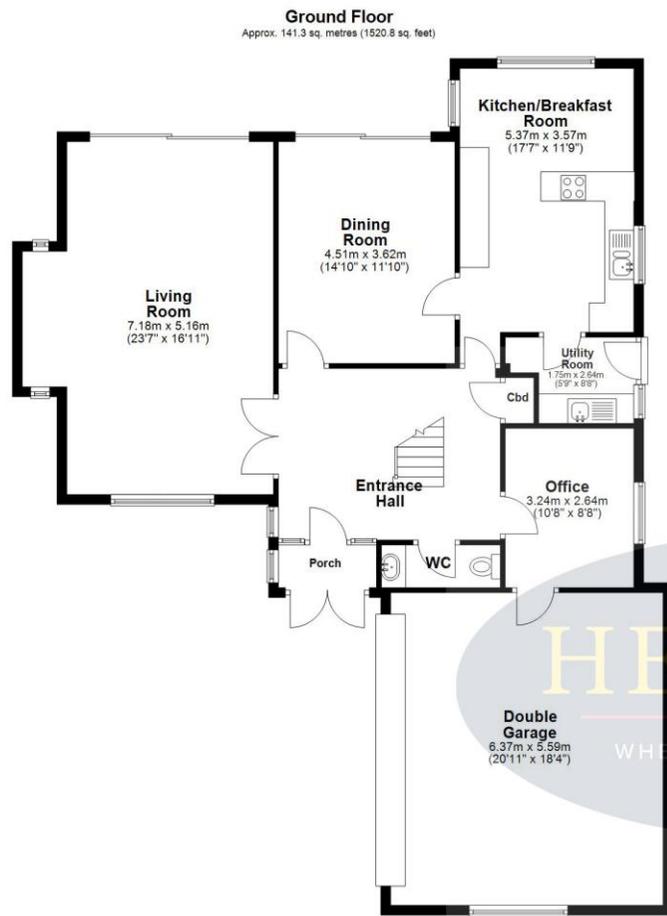
Externally, the generously sized rear garden is mainly laid to lawn, with a raised patio area adjoining the rear of the property. A particular feature of the property is a substantial detached outbuilding, designed as a snooker room, which would also make a perfect annexe or garden office. The borders are clearly defined by mature and established hedgerows. The front of the property is mainly laid to block paving, providing ample off-road parking and leading to the double garage with an electric up-and-over door.

**Council Tax Band: G**

**EPC Rating: D**

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.





**Outbuilding**  
Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 306.1 sq. metres (3295.1 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 and 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.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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