



HEARNES
WHERE SERVICE COUNTS

An impressive four bedroom cottage style home located in a cul de sac within the highly sought after Throop Village on the outskirts of Bournemouth Town Centre and moments from beautiful woodland and river walks. The property has been superbly maintained and updated by the current owner offering spacious living accommodation whilst further benefitting from two reception rooms, an extended kitchen/breakfast room, three modern bath/shower rooms and a tandem length garage with additional loft storage space. An internal viewing is highly recommended to appreciate the size and accommodation on offer at this stunning cottage.

On entering the property a welcoming, spacious hallway leads into a living room offering a pleasant outlook and including a feature wood burning stove. The living room leads into a separate dining room which overlooks and leads to the rear garden. An extended kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of kitchen appliances whilst also offering space for a table and chairs and further access to the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor are three of the property's bedrooms all of which are generous in size with one benefitting from a modern en suite shower room. An impressive family bathroom completes the first floor accommodation. Situated on the top floor is the spacious master bedroom suite offering a pleasant far reaching outlook and also benefitting from a modern en suite shower room.

Externally the property features a private rear garden being mainly laid to lawn with two generously sized patio seating areas, ideal for outdoor dining and entertaining. The property further benefits from off road parking and a tandem length garage providing ample storage.

EPC RATING: C

COUNCIL TAX BAND: E

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.



Stour Walk, Bournemouth, BH8

Approximate Area = 1339 sq ft / 124.3 sq m (excludes void)

Limited Use Area(s) = 127 sq ft / 11.7 sq m

Garage = 470 sq ft / 43.6 sq m

Total = 1936 sq ft / 179.6 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1252322

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