

Little Forest Road, Talbot Woods BH4 9NW

**MAYS**  
ESTATE AGENTS









## Property Summary

A rare opportunity to acquire a substantial detached home with a beautiful double width garden plot that backs 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 cojoined by our clients to create an incredibly versatile property with accommodation approaching some 6,000 sq/ft . Reconversion of the current property to two separate homes has also been professionally costed and proves this to be an extraordinary opportunity for buyers to not only acquire a property with one of the largest garden plots in one of the area's most sought-after roads, but also to create and personalise the environment of their next home.

We feel this could not only be an ideal option for multi-generational families to coexist in neighbouring homes or for buyers wanting a property with potential for particular needs, but also a window of chance for a buyer wanting a substantial single dwelling with unrivalled plot size.



## Key Features

- Detached home with impressive accommodation approaching some 6,000 sq/ft
- Formerly two separate detached homes on two titles
- South westerly double width garden plot backing onto the Meyrick Park Golf Course
- Gates providing immediate access to the Golf Course and a stroll to the beach
- Incredibly versatile and flexible arrangement of rooms
- Superb opportunity to personalise the environment of your next home
- One of the area's most sought after addresses
- Ideal multi-generational living and annexing opportunities
- Close to the well-regarded Talbot Heath School and Bournemouth Collegiate





## 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.

By joining the properties together, our clients have created an incredible home that centres around a wonderful open plan kitchen, dining and living room that opens to the beautiful rear garden. The current format of the property has worked incredibly well for our clients by allowing them to accommodate family for extended stays and host large social gatherings. The central positioning of the kitchen, dining and living room undoubtedly makes this room the heart of the house and a space for family to come together after enjoying the independence and privacy that the two wings of the property afford.

For multi-generational families or co-dependant relatives, we could not imagine a better design or layout of property. With such a high degree of flexibility in the use of the rooms, the property can provide solutions for a plethora of bespoke needs and requirements.

It should also be noted that the separation of the existing house by the removal of the joining extension/structure is another strong possibility. Previously as two separate detached homes, both properties enjoyed a good degree of separation and privacy, which could easily be reinstated. The homes would also retain very large independent gardens.

By joining the two properties, our clients created a vast double width garden plot that widens further to the rear as it abuts the golf course. The gardens are an absolute triumph and provide the house with a beautiful backdrop that embraces the seasons throughout the year.

In summary, this is a rare opportunity to acquire a property that has endless possibilities. Whilst the property has worked perfectly for our clients for many years and provides perfect accommodation for individual requirements such as co-dependant or multi-generational living, it also provides a vast footprint for a 'Grand Designs' home on a double width plot in the area's most sought after location.

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

Tenure: Freehold

Local Authority: BCP Council

Council Tax Band: H





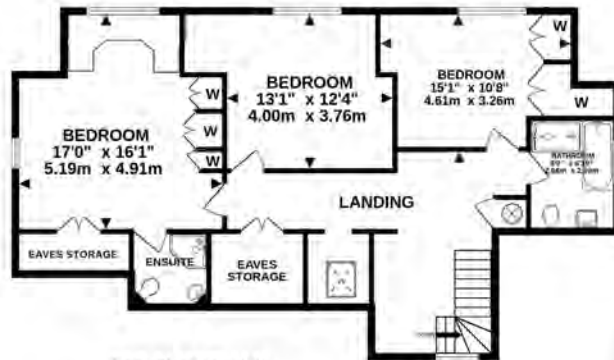




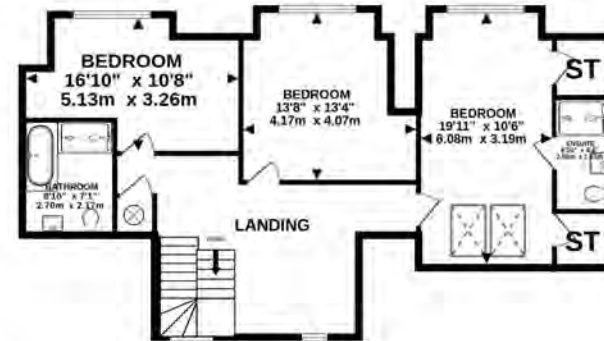
TOTAL FLOOR AREA : 5866 sq.ft. (545.0 sq.m.) approx.

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.

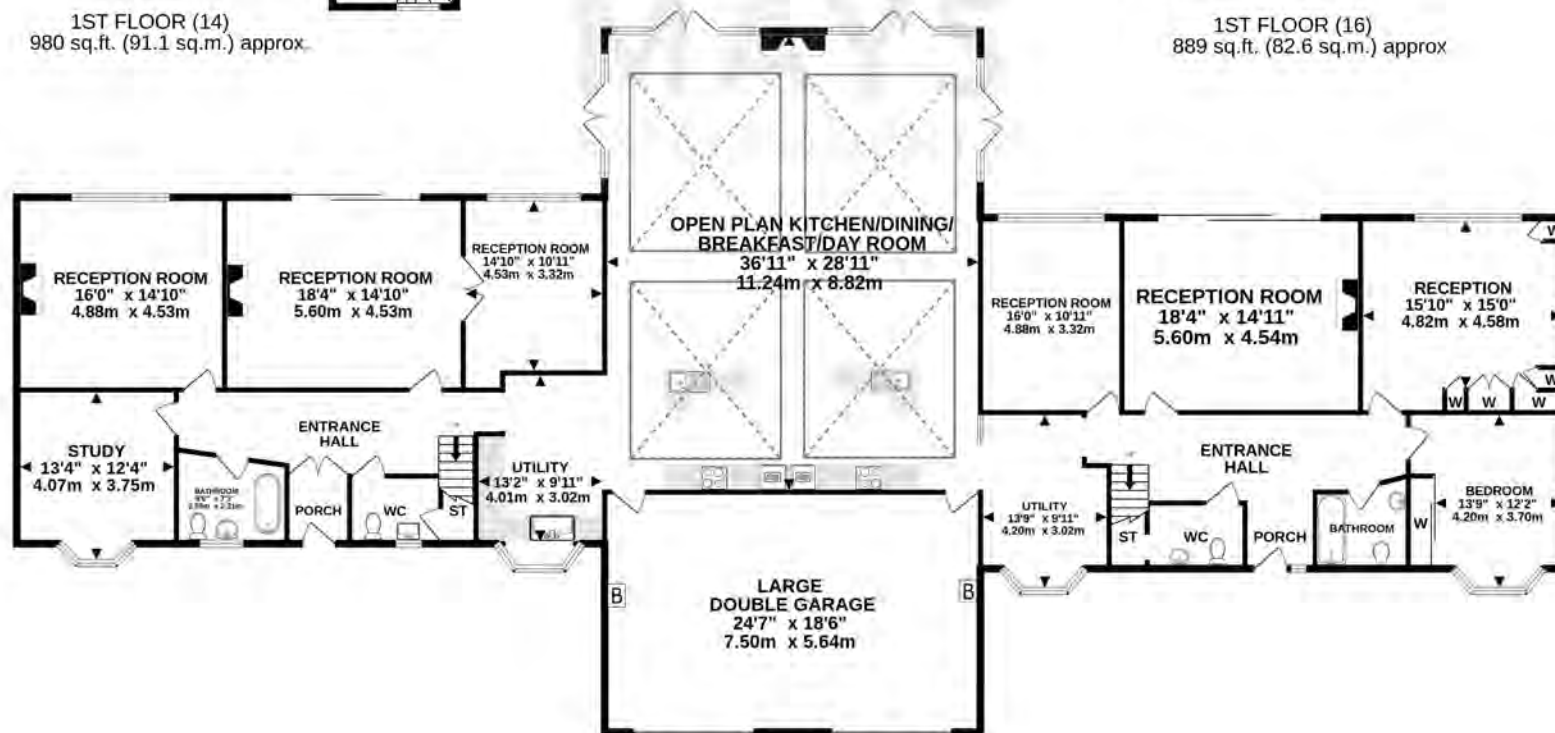
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1ST FLOOR (14)  
980 sq.ft. (91.1 sq.m.) approx.



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



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.!



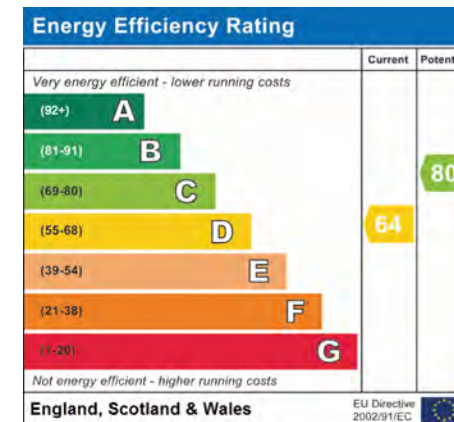
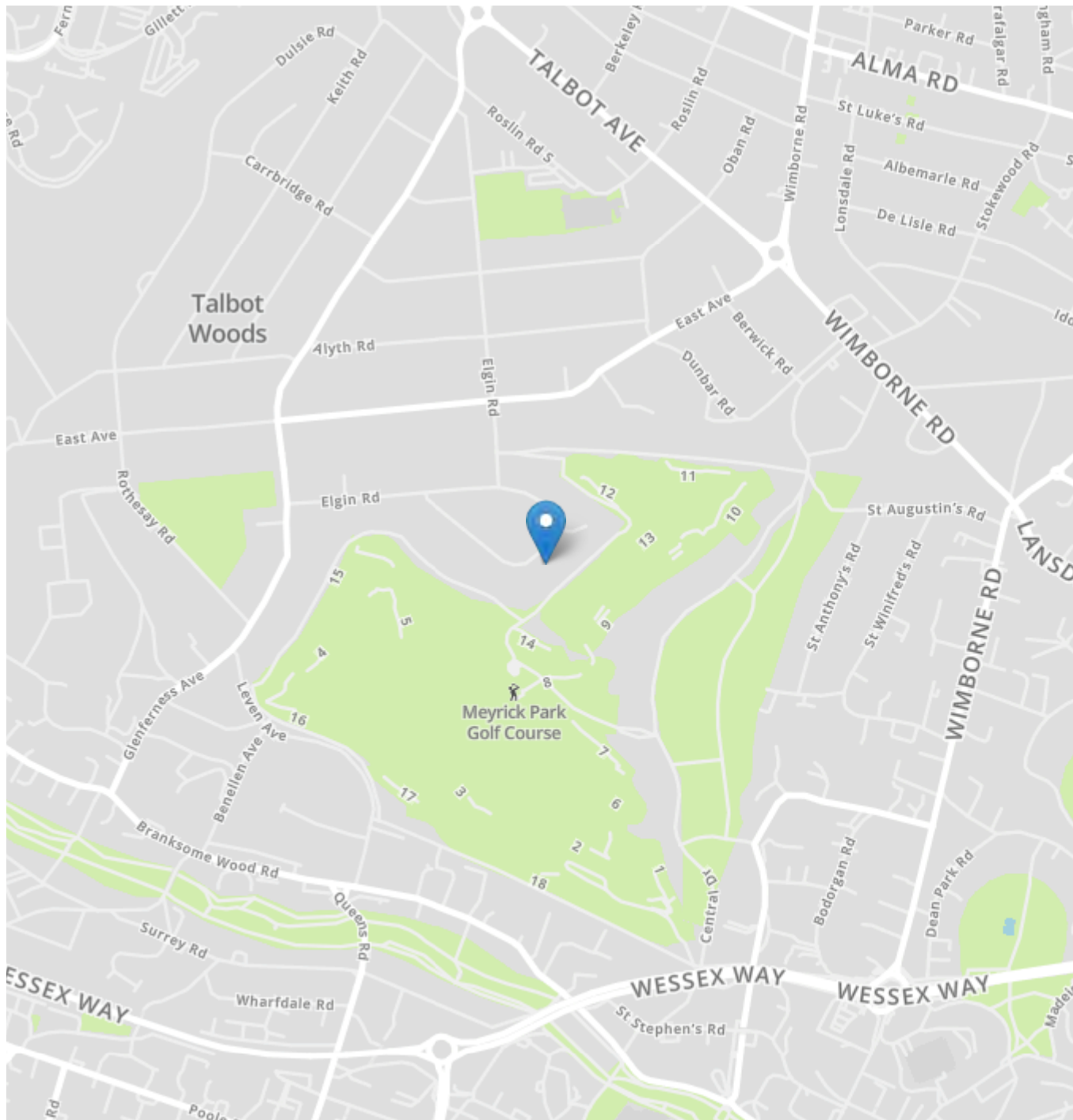
## About Mays

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.





### 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.

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