



HEARNES

WHERE SERVICE COUNTS



A magnificent and exceptionally spacious New England-style residence of over 4,000 sq. ft., set on the tree-lined and highly sought-after Glenferness Avenue in the heart of Talbot Woods. This impressive home has been thoughtfully extended and finished to a superb standard throughout, and includes a substantial self-contained annexe—ideal for multigenerational living, independent family members, or guests. With elegant interiors, highly versatile accommodation, and beautifully landscaped gardens, this is a rare opportunity to secure one of the area's most complete and adaptable homes. Ideally located close to West Hants Tennis Club, Westbourne village, Talbot Heath School, and excellent transport links.

A welcoming entrance hall sets the tone for the spacious and light-filled accommodation that follows. At the heart of the home is a stunning open-plan kitchen/dining area with high-end finishes, integrated appliances, a large central island, and a walk-in pantry—perfectly designed for both family life and entertaining. Bifolding doors extend the length of the living area and open onto a large, decked area to the side of the property, while a single door provides direct access to the rear garden. Double doors from the kitchen also lead into a conservatory that enjoys lovely views over the garden. From the hallway, a spacious living room with a log burner flows into a dedicated office space via double doors, with further access out to the rear garden and into a secondary kitchen serving the annexe. The substantial self-contained annexe is cleverly positioned on the eastern wing of the house and features its own private entrance, two bedrooms, luxury kitchen, utility, shower room, and generous reception space. A staircase leads to the first-floor accommodation above the annexe, providing a superior and self-contained living arrangement. A further utility room with ample storage and an adjoining cloakroom completes the ground floor accommodation.

The first floor offers six generous bedrooms arranged around a central landing, including two with fitted wardrobes, two with walk-in wardrobes, and several with en-suite facilities. The principal suite is particularly impressive, featuring a Juliet balcony, dressing room, and a beautifully appointed en-suite bathroom. Two of the bedrooms, along with an en-suite, enjoy direct access to a full-width front-facing balcony that overlooks the garden and provides a peaceful space to relax. The versatile layout also allows for flexible use of rooms, including guest suites or additional study spaces if required.

The property is set behind gates with a generous driveway offering parking for numerous vehicles and access to a garden lodge currently utilised as a office with air-conditioning. The rear garden is mainly laid to artificial lawn, private and beautifully landscaped—ideal for entertaining or quiet enjoyment.

**Council Tax Band: G**

**EPC Rating: C**

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.









All measurements are approximate and for display purposes only







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