



Trovaille

Throop Road, Bournemouth, BH8 0DL

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Impressive five-bedroom home with over 2,900 sq ft of accommodation set in a stunning location with beautiful views across part of the Stour Valley. This very spacious home boasts five large bathrooms and a superb living area with generous living rooms. The large gardens of over an acre, offer much privacy with riverside views.

- Entrance hall with attractive tiled floors and built in cloaks cupboard.
- Very generous living room with stunning views over gardens and river with double aspect, French doors leading out onto a raised terrace.
- Adjoining dining room and snug both with a pleasant aspect over the rear gardens.
- Open plan kitchen / breakfast room with an excellent range of built-in base, wall and drawer units, built in appliances including double electric oven and gas hob.
- Adjoining breakfast room leading into a stunning sun lounge with superb views over gardens and the surrounding countryside.
- Just off the inner hall is the separate utility room providing plenty of space for washing machine and dryer and further storage.
- On the east wing of this property are two bedrooms both with modern en-suite shower rooms, one of these bedrooms is currently being used as a study/ office.
- On the west wing there are three further bedrooms all with large en-suite shower/ bathrooms.
- The principle bedroom has a very impressive modern and stylish five-piece suite which includes a roll top slipper bath and attractive granite tiled floors.
- The guest bedroom suite also includes a dressing room and a spacious bathroom suite with a four-piece suite including a large panelled bath.



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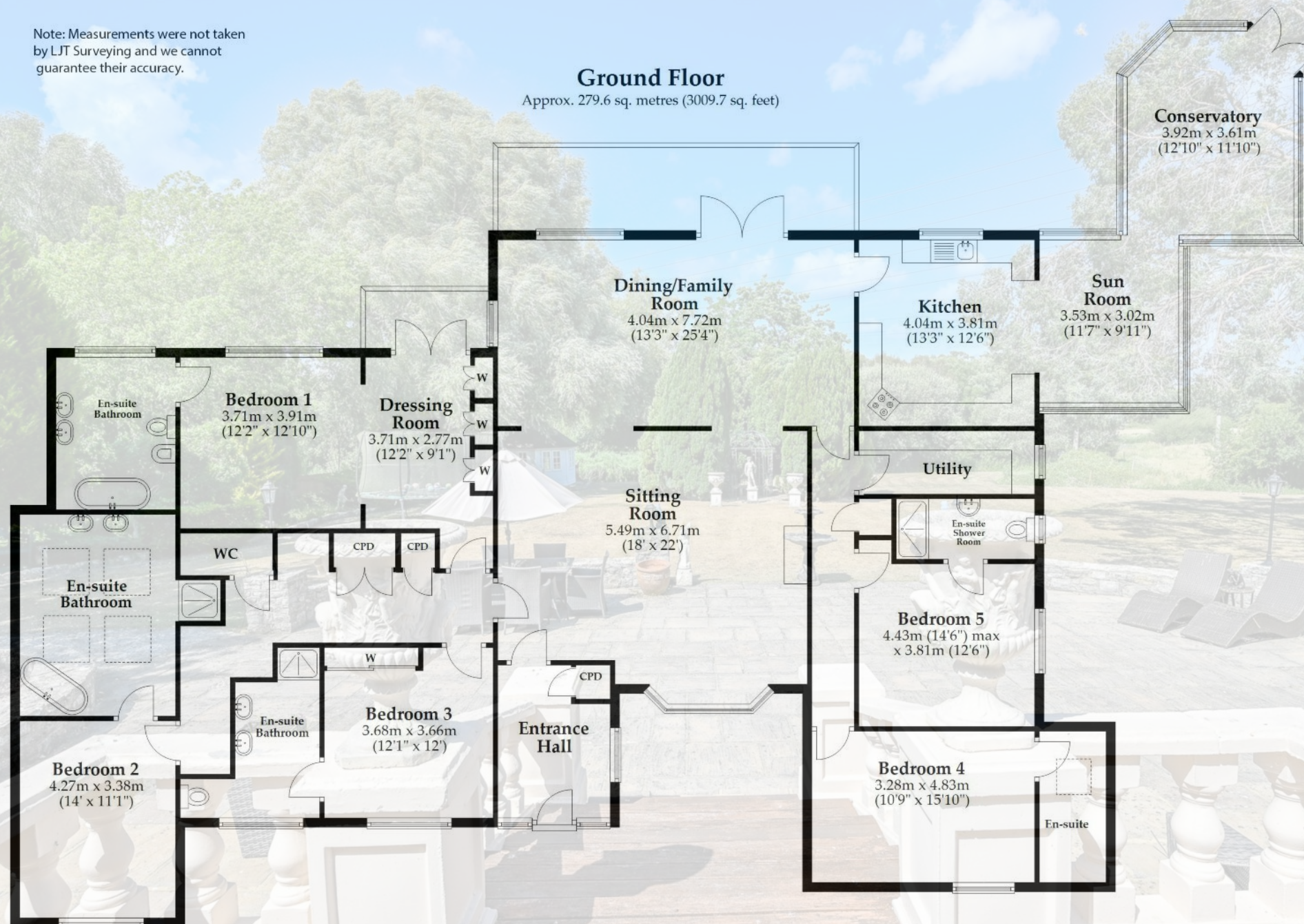
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 279.6 sq. metres (3009.7 sq. feet)



Total area: approx. 279.6 sq. metres (3009.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Grounds & Gardens

Outside, the property is approached through double opening electric gates into a graveled courtyard with plenty of parking.

The rear gardens are extensive and extend to more than one acre with river frontage.

A hexagonal summer house is situated next to the riverbank with a raised terrace and barbeque area.

The gardens extend down part of the river side with long sweeping lawns with hedged boundaries and a small orchard.

There is a large terrace adjacent to the rear of the property ideally suited for outside entertaining.

The double garage has been converted into a spacious games room/office with ample storage space.

Services

Energy Performance Rating: D

Council Tax Band: G

Heating: Connected Gas Central Heating

Water: Connected

Drainage: Connected

Ofcom broadband speeds up to: 36 Mbps (Superfast)





The Local Area

This property is conveniently located on the edge of the village of Throop, which is situated on the outskirts of Bournemouth. Within level walking distance is Throop Mill and the River Stour - ideal for fishing. The larger centre of Bournemouth is approximately 1 mile away, offering an extensive variety of shops, restaurants, cafés, bars and leisure facilities. The stunning blue flag sandy beaches are also approximately 1 mile away. The A35 is easily accessible, providing links to Westbourne, Branksome and Poole Harbour (approximately 6 miles). For the commuter the A338 joins the A31 & M27 linking to Southampton (approximately 30 miles east), Winchester (via the M3) and London (via M3/M25). There is a mainline railway station in Bournemouth, and an airport at nearby Hurn.

Directions

From Ringwood, take the A338 heading South towards Bournemouth for approximately 10 miles, taking the exit signposted to Wimborne (A3060). At the Cooper Dean roundabout take the 3rd exit onto Castle Lane West, take the first right into Ibbertson road, continue ahead where the road merges onto Throop Road, after approximately 0.7 miles the property can be found on your right hand side.

Viewing

By prior appointment only with the vendor's selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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