



HEARNES

WHERE SERVICE COUNTS

An exceptional detached character home, situated in a highly sought-after location within easy reach of Bournemouth town centre and its award-winning sandy beaches. Bursting with original features, this impressive property offers four bedrooms—all served by en-suite bathrooms—including a spacious primary bedroom with dressing room and en-suite. Further accommodation includes two separate reception rooms and an impressive open-plan modern kitchen/breakfast room with vaulted ceilings.

Upon entering, a grand character entrance hall provides access to all ground floor accommodation and features a beautiful staircase leading to the first floor. At the front of the property, there are two large reception rooms—one boasting a stunning bay window and a log burner. Adjacent to the living room, a spacious dining room/bedroom benefits from a feature bay window and access to an en-suite shower room. To the rear, a bright and airy breakfast room/snug with log burner enjoys double doors opening onto the garden, with direct access to the kitchen/breakfast room. The spacious kitchen/breakfast room is thoughtfully arranged into two distinct areas with striking vaulted ceilings: one area features a half-glazed patio door opening onto the south-facing garden, while the other serves as a practical utility space with additional storage and room for appliances. Completing the downstairs accommodation is a cloakroom with WC and handwash basin.

On the first floor, a spacious landing with original wooden flooring leads to three double bedrooms, all of which are served by en-suite bathrooms. The primary bedroom overlooks the rear garden and includes a dressing room that leads to a luxurious en-suite bath/shower room. On the second floor, a large loft room provides an excellent study or day room.

Externally, the property is set on a generous south-facing plot and offers ample off-road parking via a spacious driveway leading to a 24' garage equipped with power and lighting. The sizeable south-facing rear garden features a covered outdoor kitchen, a garden room, and access to a detached garden lodge. To the rear of the house, there is a large secluded patio area perfect for entertaining, alongside a level lawn with mature borders.

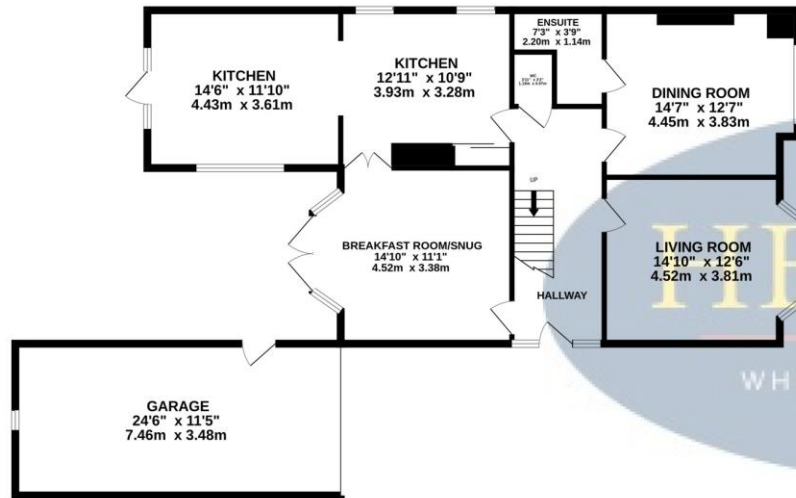
**COUNCIL TAX BAND: F**

**EPC RATING: E**

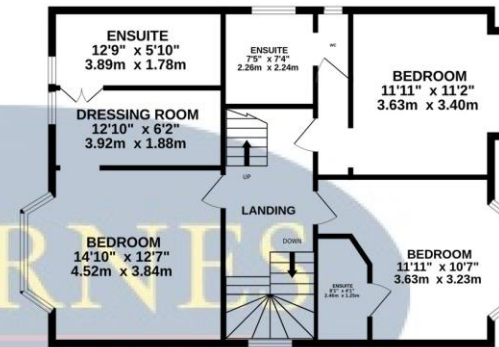
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



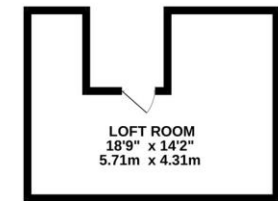
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 2330sq.ft. (216.5 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

