



HEARNES

WHERE SERVICE COUNTS

A simply stunning detached family home, situated on a beautiful plot and finished to an exceptional standard by the current owners. This property features impressive ground floor accommodation, a luxury open plan kitchen/dining/family room, beautifully landscaped gardens, and a garage. Located in the premier Talbot Woods area, it is within easy reach of Bournemouth Town Centre, the popular West Hants Tennis and Leisure Club, Talbot Heath School, and Meyrick Park Golf Course.

Upon entering the property through an attractive porch area with double doors, a bright and welcoming entrance hall with a character staircase leading to the first floor provides access to all ground floor accommodation. An extended dual-aspect living room with a feature bay window and fireplace offers a pleasant outlook over the front aspect. A highlight of the ground floor is the stunning open plan kitchen/family/dining room, which overlooks and provides access to the rear garden. The high-specification kitchen features a comprehensive range of floor and wall-mounted units, finished with a contrasting work surface and central island with breakfast bar. Folding doors lead into a snug, which enjoys further access to the rear garden through French doors. From the snug, a useful study leads to bedroom five with a luxury ensuite shower room. This carefully designed layout offers the flexibility to be used as an annexe. Completing the downstairs accommodation is a spacious utility area and further cloakroom, featuring a beautifully refitted WC.

The first-floor landing leads to four double bedrooms, all generous in size. The primary bedroom features a luxury ensuite, a separate dressing area, and access to a balcony overlooking the rear garden. Bedroom two, a very spacious double, enjoys a feature bay window and ensuite shower room. Bedroom three is another generous double with a Juliet balcony overlooking the rear aspect. The first floor is completed by a luxury family bath/shower room, fitted with a WC, bath, hand wash basin, and walk-in shower enclosure.

Externally, the property is set within beautifully landscaped private gardens, complemented by a range of established flower and shrub borders. The remainder of the garden is mainly laid to lawn and features a large, paved seating area adjoining the rear of the property. To the front, a paved driveway offers ample off-road parking and leads to the garage.

COUNCIL TAX BAND: G

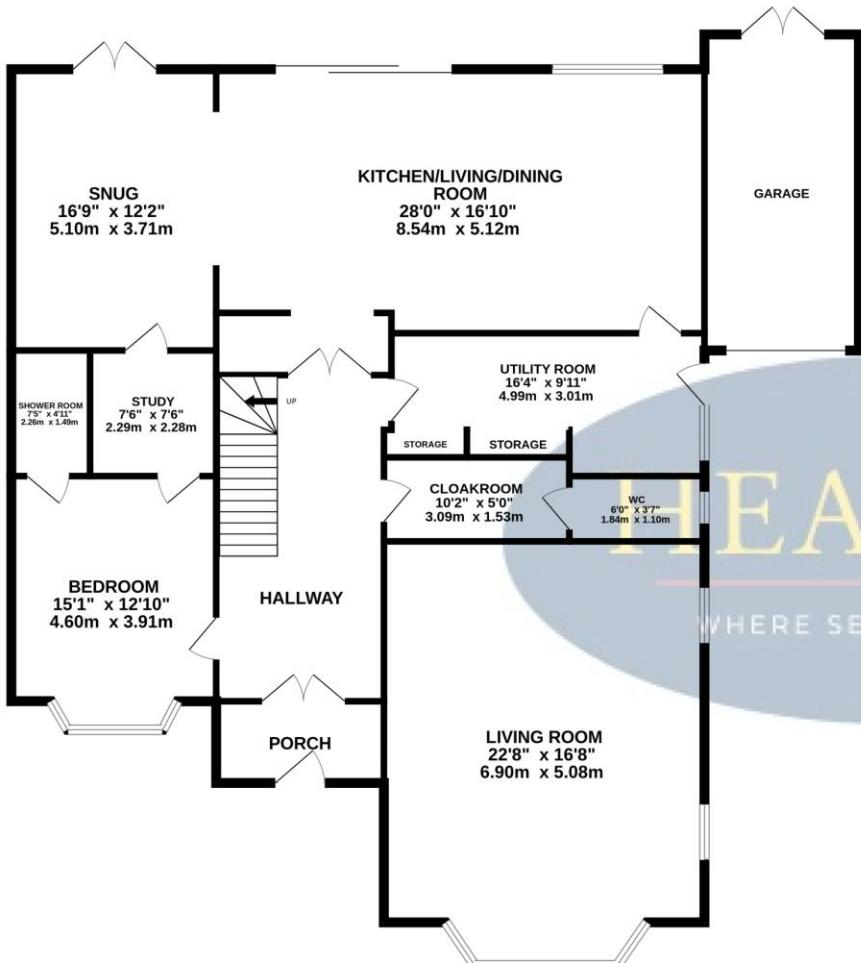
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.

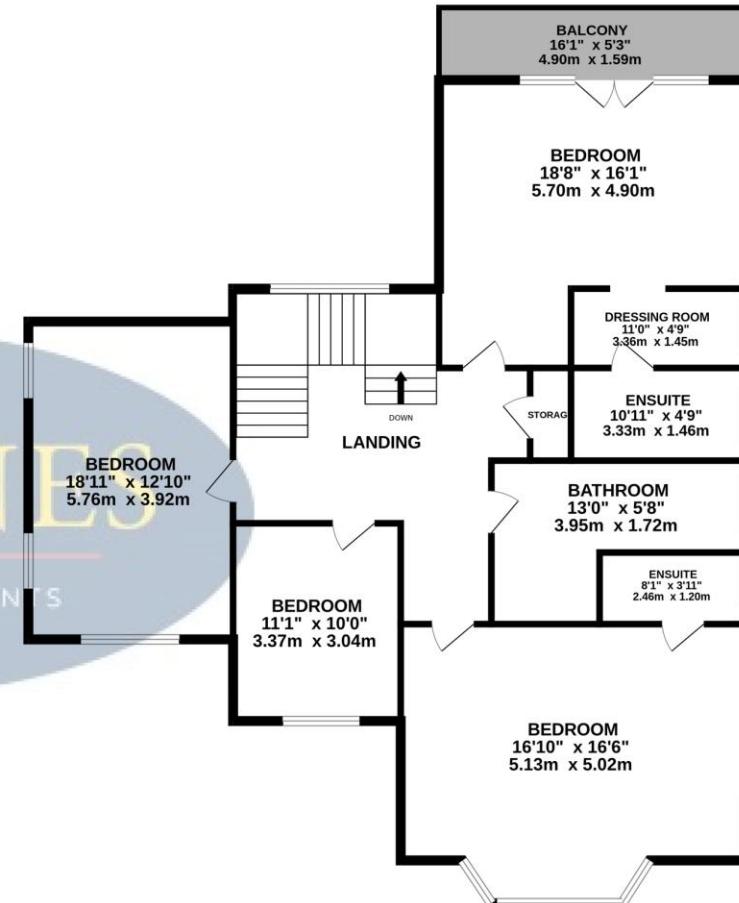




GROUND FLOOR
2057 sq.ft. (191.1 sq.m.) approx.



FIRST FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



TOTAL FLOOR AREA : 3491 sq.ft. (324.4 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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