



**HEARNES**

WHERE SERVICE COUNTS



A truly stunning detached character home located in the premier Talbot Woods area, within easy reach of Bournemouth town centre, award-winning beaches, and transport links, while being only a short walk from Meyrick Park Golf Course and the popular West Hants Tennis and Leisure Club. Situated on a substantial, private plot, the property features three impressive formal reception rooms, a modern kitchen/breakfast room, and four superbly appointed bedrooms with two bath/shower rooms. Externally, the property offers ample off-road parking and a garage, while the rear garden is beautifully landscaped.

Upon entering the property, you are welcomed by an impressive entrance hall with stairs leading to the first-floor landing. A spacious, double-aspect living room, measuring over 21ft, offers a wonderful outlook over the front gardens, with a log burner and double doors leading into the sitting room. The sitting room has French doors opening onto the rear garden. A formal dining room, with a feature bay window, fireplace, and exposed original floorboards, overlooks the rear garden. An open-plan kitchen/breakfast room offers a comprehensive range of fitted units and cupboards, ample fitted appliances, and is finished with a contrasting work surface. The ground-floor accommodation is complete with a utility room, boiler/storage room, WC, and internal access to a spacious garage.

Situated on the first floor are the property's four bedrooms. The impressive principal suite, located at the front of the property, features fitted wardrobes and is served by a concealed en-suite comprising a bath, shower enclosure, bidet, WC, and hand wash basin. Bedroom two, with a large bay window, enjoys a pleasant outlook over the rear aspect and also features fitted wardrobes. Bedrooms three and four are also double in size and are served by a family bathroom.

Externally, the beautifully landscaped rear garden provides a wide selection of established flower and shrub borders. An impressive patio area adjoins the rear of the property and leads to a useful garden store and shed. To the front, a spacious driveway provides ample off-road parking, which in turn leads to a garage.

**EPC Rating: TBC**

**Council Tax Band: G**

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.



















[www.hearnes.com](http://www.hearnes.com)

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