



**Glenferness Avenue, Talbot Woods
Bournemouth, Dorset, BH3 7ES**

Glenferness Avenue, Talbot Woods, Bournemouth, Dorset

FREEHOLD

A substantial six bedroom detached character home located in the highly sought-after location of Talbot Woods, within close proximity to Bournemouth Town Centre and the popular West Hants Tennis and Leisure Club. The property is situated on a large, private plot with spacious and flexible accommodation whilst further benefitting from luxury ensembles and bathrooms, master suite with balcony, ample off-road parking and double garage.

Whilst retaining many original character features, this home has been extensively modernised during recent years to incorporate the very latest interior fixtures and fittings selected to facilitate modern day luxury living.

Upon entering the property a welcoming reception hallway leads to all ground floor accommodation and offers stairs leading to the first floor. There are three generous reception rooms and study, all three of which provide access to the grounds. From the dual aspect living room, with feature gas fireplace, double French doors open to the large westerly facing rear garden. An impressive open plan kitchen with both dining area and snug, is fitted with high quality appliances, contrasting work surface, base and eye level units and central island. From the kitchen there is access to the side of the property, rear garden and outdoor seating areas, a perfect spot to relax in the evening or dine al fresco.

Leading from the kitchen a simply stunning garden room with vaulted ceiling, wood burning stove, full-height windows and full length bi-fold doors opening onto an expansive terrace. From the family room a spiral staircase leads up to a mezzanine and onto a large office/bedroom presently used as a cinema room and study. The ground floor is completed with a modern study, WC and fully refitted utility room with electric heated flooring providing access to the garage.

On the first floor a large landing provides storage, access to five double bedrooms and the family bathroom. The second bedroom benefits from a pleasant outlook over the front and side of the property with fitted wardrobes, stunning ensuite with walk in shower, free standing bath, WC and contemporary design double width wash basin. Bedroom three is a large double room with adjoining 'Jack and Jill' luxury bathroom comprising of walk-in shower with splash screen, bath and WC. Bedroom four is another spacious double featuring integrated storage and modern ensuite shower room. Bedrooms five and six are both double in size with bedroom six benefitting from integrated wardrobes. Both bedrooms are served by the beautifully re-fitted family bathroom.

On the top floor the master bedroom suite is accessed by a private staircase leading from the landing. This impressive room benefits from a spacious balcony overlooking the rear garden, separate walk-in dressing room and recently refitted ensuite.

A particular feature of the property is the spectacular wrap around westerly aspect garden, with the property being positioned on a very large and secluded plot, approximately 0.75 of an acre. The gardens are private and beautifully landscaped both front and rear with a level lawn adjacent the extensive patio.

To the front of the property there is a spacious driveway providing plenty of parking accessed via an electric gate, leading to a double garage with electric up and over doors. To the side of the property there is access for further off road parking.

COUNCIL TAX BAND: G

EPC RATING: C

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.









HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE