

Roslin Road South
Talbot Woods BH3 7EF

£1,295,000





Property Summary

An impressive detached five-bedroom family home with generous accommodation and a magnificent frontage, set on a highly sought after road in Talbot Woods. This substantial family home has a superb internal layout of rooms which we feel is highly conducive to family life. The large open-plan kitchen and dining room are ideal for entertaining whilst the two further reception rooms give the property a flexible arrangement for a family. The extensive frontage of the property gives you a true sense of arrival when you visit this home and with the first-floor accommodation presenting five bedrooms (two of which are ensuite) the demands of day-to-day life are easily met. A truly lovely home with a well-considered design and highly sought after address moments from the West Hants Club.



Key Features

- Impressive frontage and mature gardens
- Large reception hallway with cloakroom
- Spacious living room overlooking the main gardens
- Large open-plan kitchen/dining room with separate utility
- Secondary reception room/study opening to the rear garden
- Principal bedrooms with generous wardrobe provision and large ensuite
- Guest bedroom with ensuite
- Three further double bedrooms
- Family bathroom
- Established gardens
- Garage and considerable off-street parking



About the Property

On entering the property and passing through the porch, you are immediately impressed by the size of the reception hallway which has a convenient cloakroom and storage cupboard. The living room is a wonderful size and has a bay window that overlooks the impressive frontage. There is also a feature gas burner that acts as a focal point in this room.

The kitchen/dining room is an open plan room which gives a tremendous feeling of space. The kitchen is comprehensively fitted with a range of units and integrated appliances and this in turn leads through to a boot room that can be accessed from outside (ideal for wet dogs or muddy boots). The boot room continues to a large utility room.

To the rear of the property, there is a further reception room that is currently in use as a large study. The size of this room would allow it to be easily used as a playroom, snug or formal dining room, should an office be surplus to requirements.

To the first floor the large principal bedroom has a generous amount of fitted wardrobes and it also enjoys a private and incredibly spacious ensuite shower room with a double shower. The guest bedroom also benefits from storage and a private ensuite, whilst the remaining three double bedrooms are serviced by the family bathroom.



The property is screened from the road with mature planting and a driveway extends past an expansive area of garden that is laid to lawn to the rear where there is a garage and further parking provision. There is a private garden to the rear of the property and a delightful, screened area to the front which our clients enjoy as a private entertaining and relaxing space.

A truly fantastic family home that has been much loved by our clients and their family for over 35 years.

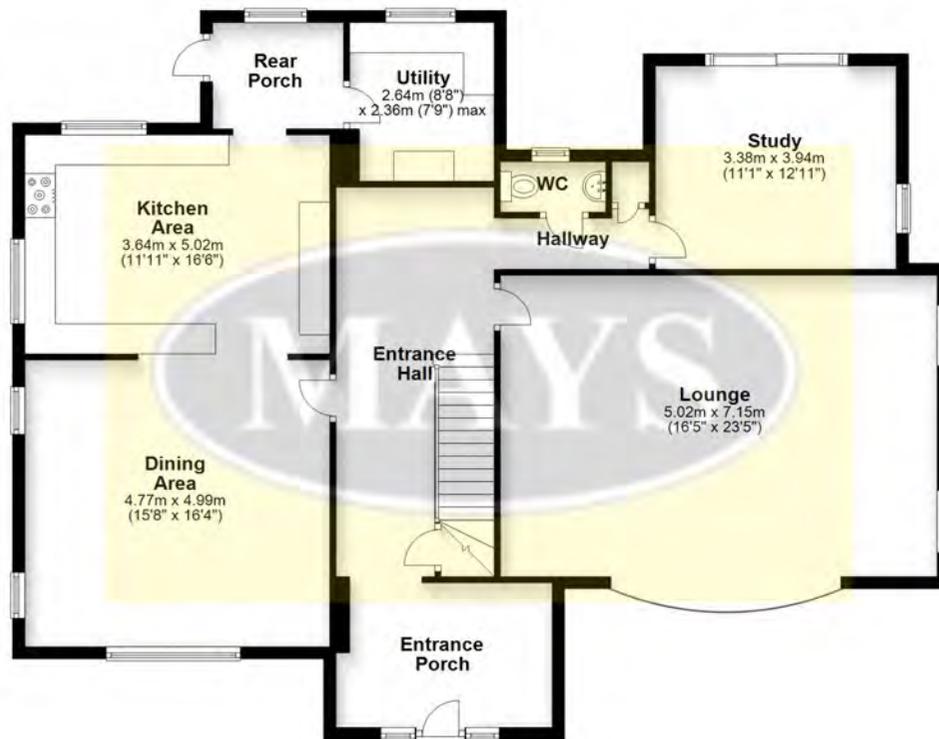
Tenure: Freehold Council Tax Band: G

About the Location

Talbot Woods is one of Bournemouth's most exclusive enclaves benefitting from local facilities which include the West Hants Sports and Leisure Club and the renowned Talbot Heath School. 'The Club' at Meyrick Park is close by offering an 18-hole golf course and state of the art fitness centre. Bournemouth town centre is less than a mile away and offers a wide range of shops, restaurants, cafes and leisure facilities, not to mention the famous blue flag sandy beaches. Westbourne village is also less than a mile away providing an eclectic mix of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. Talbot Heath Nature Reserve is also in close proximity with stream, heath and woodland walks in a tranquil setting. There are also good transport links providing easy access by road and rail to Southampton and London.

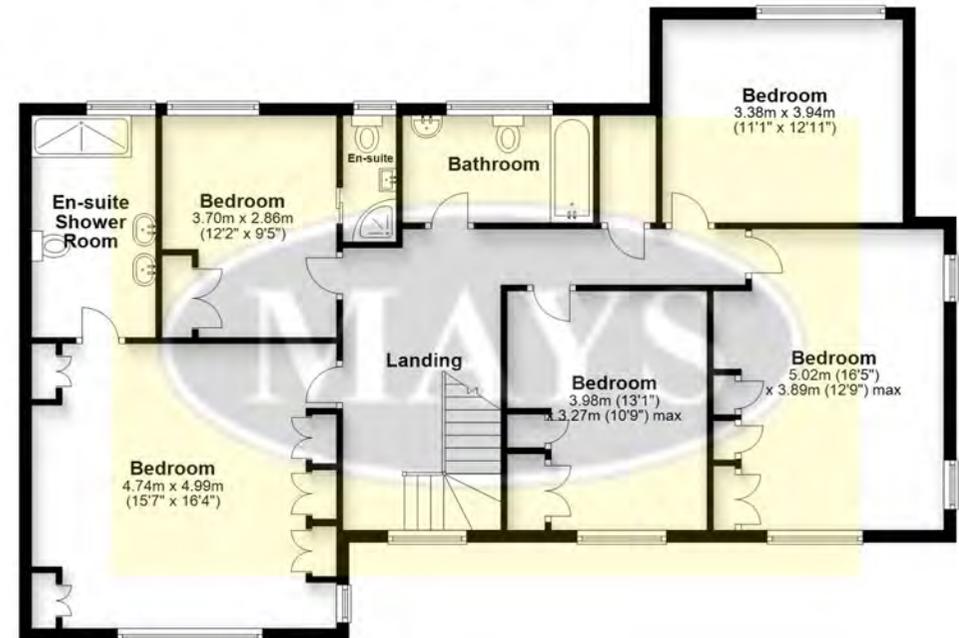
Ground Floor

Approx. 136.3 sq. metres (1467.4 sq. feet)



First Floor

Approx. 116.6 sq. metres (1255.5 sq. feet)

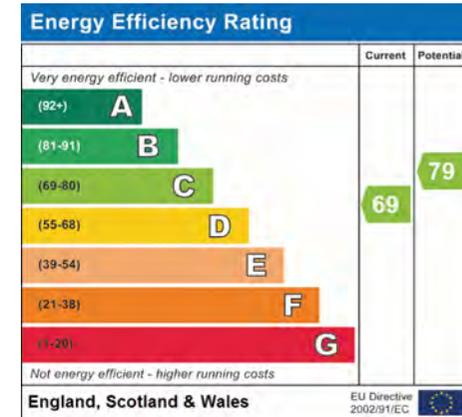


Total area: approx. 253.0 sq. metres (2722.9 sq. feet)

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Plan produced using PlanUp.







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New Developments (where applicable)

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About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals. We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.

