



HEARNES
WHERE SERVICE COUNTS

An impressive Edwardian character home situated within the sought after location of Meyrick Park, less than a mile from Bournemouth Town Centre and its award winning sandy beaches. The Club at Meyrick Park is within easy reach offering a golf course, health and fitness centre set within 120 acres of scenic parkland. A mainline rail link gives access to London Waterloo in approximately 2 hours.

Double electronic gates with a video entry system give access to the property and a driveway providing off road parking for up to three vehicles. An original colonnade and double front doors lead through to an attractive entrance hall, with doors leading to all ground floor accommodation and to a useful storage cupboard. A particular feature is the split staircase, which gives access to a study area, snug and under stairs storage as well as rising to the first floor landing. The refitted kitchen/breakfast room has a range of modern base units under contrasting Corian work surfaces, eye level units' provide further storage. There are two integrated electric ovens, induction hob, dishwasher and washing machine. The open plan living/dining room is a particular feature of the property, flooded with natural light from the large sash bay windows, most notably an impressive circular bay with seating overlooking the veranda and gardens. A WC completes the ground floor accommodation.

The wide staircase leads past a beautiful feature-stained glass window to four double bedrooms with character features. The master is a generous double room with bay window and en-suite bathroom. Bedroom two overlooks the front aspect and benefits from access to the 'jack and jill' family bathroom. The third bedroom is a smaller double room also with direct access to the family bathroom. Bedroom four is another double room with an attractive circular bay window with seating.

The majority of the garden runs down one side of the property, offering a southerly aspect and a good degree of privacy, being laid to lawn with attractive flower borders. To the other side of the property is a useful storage shed. To the front ample off-road parking behind secure electric gates.

COUNCIL TAX BAND: F

EPC RATING: D

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

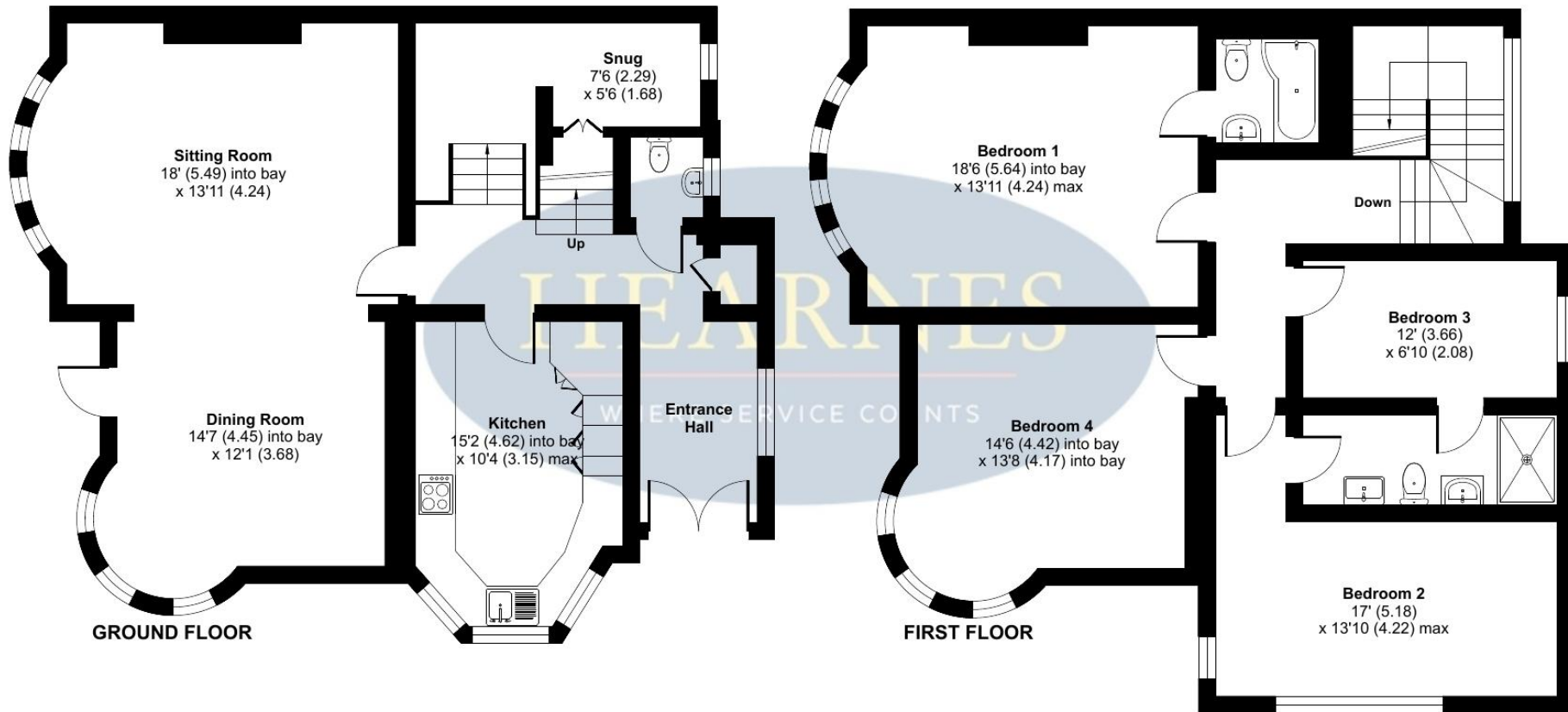




St. Winifreds Road, Bournemouth, BH2

Approximate Area = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1073079





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