



HEARNES
WHERE SERVICE COUNTS

A truly stunning detached character home, built circa 1909, offering impressive living accommodation on a completely private elevated plot of approximately 0.35 acres. Conveniently located within easy reach of the highly sought-after Westbourne Village, Bournemouth town centre, and beaches via the picturesque Bournemouth Gardens and transport links. The property has been meticulously maintained and updated by the current owner while preserving many beautiful original Arts and Crafts features. The accommodation includes two generously sized reception rooms and an impressive open-plan living/kitchen/dining room completed in 2024. Externally, the property offers ample off-road parking accessed via electrically operated gates, a detached double garage rebuilt in 2022, and a carport.



Upon entering the property, a welcoming enclosed entrance porch with access to a ground floor WC leads into an impressive entrance hall. This hall features stunning wood flooring and a sweeping staircase to the first floor. Through bespoke double doors, the open-plan kitchen/living/dining room boasts a feature fireplace and bay windows overlooking the front and side of the property. The high-specification kitchen, centered around a large island, offers bespoke fitted units, contrasting worktops, and integrated appliances. Additional ground floor rooms include a study, utility room, and a games/cinema room.



On the first floor, there are four generously sized double bedrooms. The luxurious en suite bathroom and family bathroom on this level both feature separate baths and walk-in showers.

The second floor is dedicated to the master bedroom suite, which includes a spacious bedroom opening onto a private balcony with a stunning wooded outlook, alongside a luxury en suite bathroom.



Externally, the property sits within a secure, elevated plot that offers complete privacy. The grounds include a large, level lawn and multiple decking areas positioned to maximize the beautiful surroundings. Access is via secure, electrically operated double gates, leading to the detached double garage, large carport, and ample off-road parking.

EPC RATING: D

COUNCIL TAX BAND: G

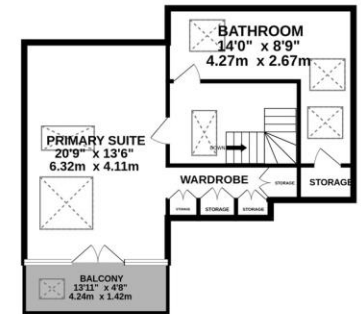
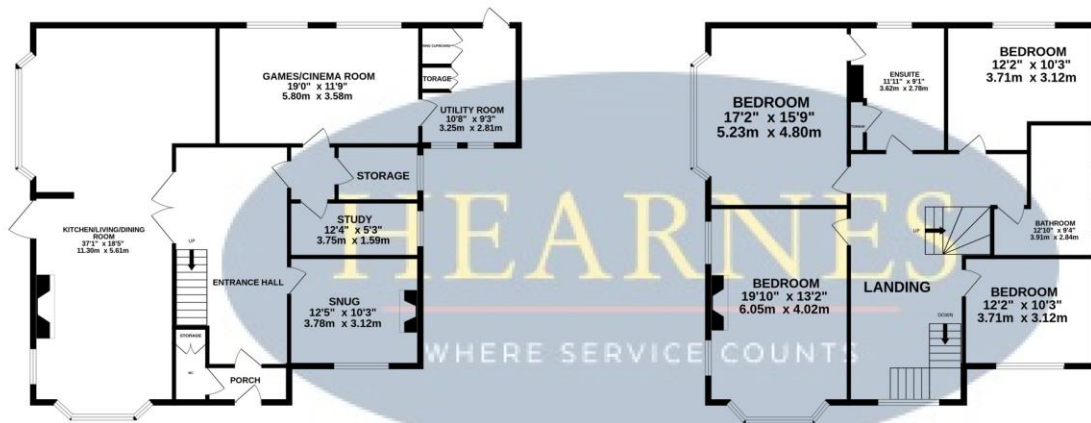
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



GROUND FLOOR
1730 sq.ft. (160.7 sq.m.) approx.

FIRST FLOOR
1256 sq.ft. (116.7 sq.m.) approx.

SECOND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 3594 sq.ft. (333.9 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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