



**HEARNES**  
WHERE SERVICE COUNTS

A rare opportunity to purchase a substantial and refurbished four double bedroom detached chalet home located in a premier location within the highly sought after Talbot Woods. The property is situated on an impressive, sunny aspect plot moments from the neighbouring Talbot Heath Nature Reserve. The property provides easy access to Bournemouth Town Centre and transport links whilst being in close proximity to Meyrick Park Golf course and a short walk to the popular West Hants Tennis and Leisure Club.

On entering the property, a welcoming entrance hall, with stairs leading to the first floor landing, provides access to all ground floor accommodation. From the opens into an impressive sitting room which in turn leads into the open plan kitchen/dining room with access to the rear garden and conservatory. The high specification kitchen with contrasting work surface and beautifully tiled flooring offers a comprehensive range of floor and eye level units finished with a selection of integrated appliances. From the dining area a conservatory offers a pleasant outlook and access onto the private, southerly facing rear garden. The kitchen also leads into a large, covered storage area which provides access to a workshop, garage utility room and store. Completing the ground floor accommodation is two of the property's bedrooms, both of which are double in size, along with a luxury shower room with walk in shower, wash hand basin and WC.

The spacious first floor landing leads to the property's final two double bedrooms, further family bathroom and a separate WC. Additionally, there is access to a large loft area which offers the potential for further accommodation.

The property sits in a delightful, private plot with the rear garden offering a southerly aspect whilst being mainly laid to lawn with a patio seating area adjoining the rear of the property along with a further brick-built storage area. To the front a long tarmac driveway provides ample off-road parking and leads to a tandem garage with workshop.

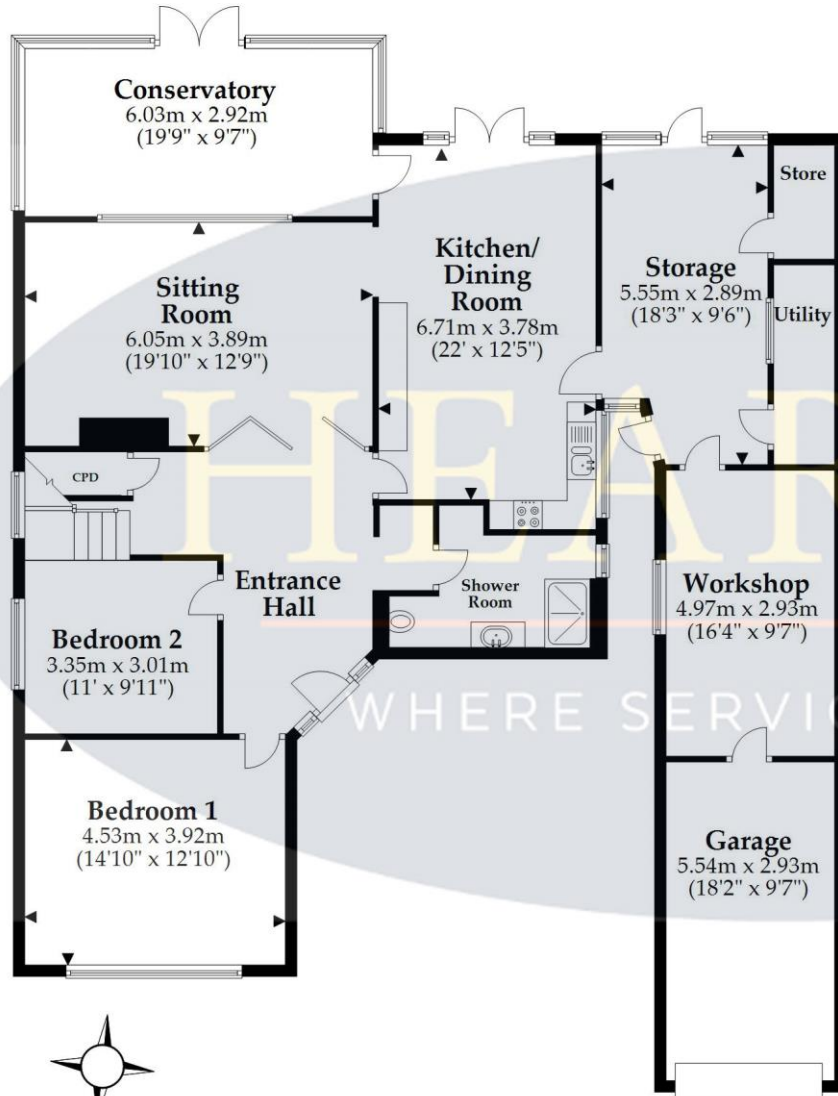
**COUNCIL TAX BAND: F    EPC RATING: E**

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.



## Ground Floor

Approx. 176.2 sq. metres (1896.3 sq. feet)



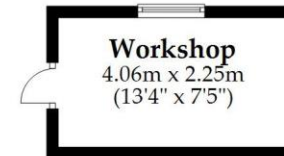
## First Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



## Outbuilding

Approx. 9.1 sq. metres (98.3 sq. feet)



Total area: approx. 230.8 sq. metres (2484.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



