

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



ECCLESTONE HOUSE, 1 ST WINIFREDS ROAD,  
BOURNEMOUTH, DORSET, BH2 6NY



## ABOUT THIS PROPERTY

£1,600,000

Stunning detached  
'Gentleman's Residence'

Exceptional presentation  
throughout

Versatile accommodation  
with potential for  
additional income

7 bedrooms and 4  
bath/shower rooms

4 reception rooms

Beautifully presented  
grounds

Centrally positioned to  
restaurants and transport  
links

2 sets of electric gates  
leading to ample off road  
parking

Council band G: £3,129.03

Freehold

[Click here for virtual tour](#)

This breathtaking Edwardian property has been extensively renovated, retaining as many of the original features as possible, fused with modern day styling to create luxury living standards. The property is presented over three floors and is positioned on a beautifully presented plot. Upon entering the house, you are welcomed into a grand entrance hall retaining the original parquet flooring, which runs through the majority of the ground floor accommodation. All of the reception rooms are well proportioned. The large dual aspect sitting room with bi-folding doors lead to the raised terrace and lawned garden. The impressive formal dining room is positioned to the front of the property with a stunning open fireplace, whilst the third reception room benefits from a wood burning stove. The modern kitchen/breakfast room offers a range of wall and base high gloss units, integrated appliances and bi-folding doors which lead to the terrace from the dining area. On the first floor are four double bedrooms. The main bedroom benefits from twin walk-in wardrobes and a luxury en-suite bath/shower room. Bedroom two also offers a walk-in wardrobe and an en-suite shower room whilst bedrooms three & four are served by the family bathroom. The second floor is presented as a self-contained annexe, providing a shower room and WC, kitchen, double bedroom and separate sitting room; there is also a large walk-in storage area. To the rear there is a generous garden with a large decked entertainment terrace adjoining the rear of the house. Steps then lead down to a large level lawn bound by mature shrubs and hedging. There is also access to two useful storage rooms. To the front of the property a carriage driveway is fitted with electrically operated gates, offering ample off-road parking and access to a single garage with up and over door, power and light.

Features include; period fireplaces, deep bay windows, high ceilings, deep skirtings, exposed solid wood flooring and a magnificent turned spindle staircase leading the 1st floor landing.

## LOCATION

This substantial Edwardian residence is situated in the sought after Meyrick Park area of Bournemouth, within walking distance of the park, and its challenging 18 hole golf course and fitness club. Nearby is the West Hants Tennis and fitness club and the highly regarded Talbot Heath School. Bournemouth Town Centre and award-winning beaches beyond are just over a mile away, whilst London Waterloo is just a 2 hour commute via Bournemouth railway station. Bournemouth International airport is just over 7 miles away.





TOTAL APPROX. FLOOR AREA  
259.0 SQ M

### Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs		65	76

England, Wales & N.Ireland EU Directive 2002/91/EC

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