



HEARNES

WHERE SERVICE COUNTS

A substantial and beautifully appointed family home set within one of Littledown's most prestigious and sought-after roads. Offering over 3,200 sq ft of extended and flexible accommodation arranged across three floors, this impressive residence combines generous proportions with a modern layout, perfectly suited for family living and entertaining. With five bedrooms, three bath/shower rooms, a private office, stunning open-plan kitchen/dining space, and a luxurious garden complete with a heated pool and Sherpa hut, this home offers an exceptional lifestyle opportunity. Set within easy reach of Bournemouth Hospital, JP Morgan, excellent local schools, Littledown Leisure Centre and nearby transport links, this is a rare opportunity to secure a standout family home in a premier location.

On entering the property, an enclosed porch leads into a grand entrance hall, giving an immediate sense of space and quality. From here, doors open into both the generous sitting room and separate living room, each featuring attractive bay windows overlooking the front aspect. To the rear of the property, through double doors, lies a beautifully appointed open-plan kitchen and dining room with full-length bi-folding doors opening to the rear garden. The kitchen is fitted with a central island and a comprehensive range of floor and wall-mounted units, while the adjoining utility room provides practical storage and laundry space. From the dining area, a separate office with double doors to the garden leads into the integral garage. Also on the ground floor is a shower room with external access—ideal for guests or those using the pool.

The first floor continues to impress with five generously proportioned bedrooms, all accessed from a spacious landing. The primary bedroom, complete with fitted wardrobes, is a wonderful size and enjoys a pleasant front outlook, with doors opening onto a large balcony overlooking the garden. The remaining three double bedrooms on this level are served by a stylish family bath/shower room comprising a bath, separate shower enclosure, WC and wash hand basin. A further staircase leads to the second floor, where a superb top-floor bedroom provides excellent guest or teenager accommodation, complete with an en-suite shower room and ample built-in storage.

Externally, the rear garden is a particular feature of the home—beautifully landscaped and thoughtfully arranged to offer distinct zones for dining, entertaining, and relaxing. A heated swimming pool adds a touch of luxury, while the unique BBQ hut provides a space for year-round enjoyment—perfect for entertaining, hobbies, or a cosy retreat. To the front, a beautifully landscaped, electric-gated driveway provides ample off-road parking and access to the garage.

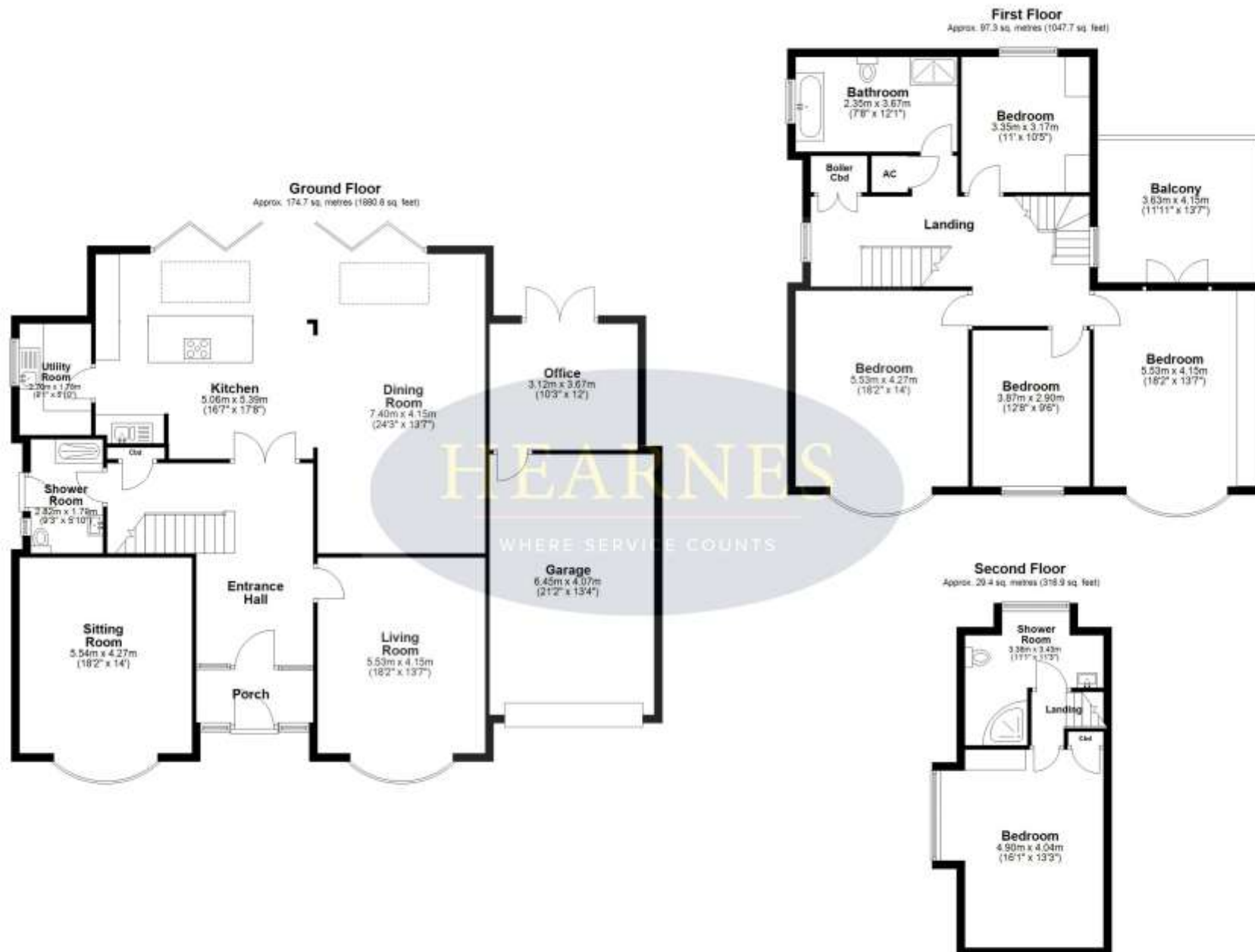
Council Tax Band: F

EPC Rating: C

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







Total area: approx. 301.5 sq. metres (3245.3 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.
Plan produced using Planity.





www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE