



HEARNES

WHERE SERVICE COUNTS



A unique opportunity to acquire a substantial detached family home, positioned on a spacious southerly facing plot situated within the highly sought after Talbot Woods location in easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. The property offers generously sized living accommodation and now offers the opportunity for further remodelling and updating.

An attractive character porch entrance provides access to all ground floor accommodation and the staircase leading to the first floor. To the rear, a spacious dual-aspect living room features a charming fireplace and French doors opening onto the south-facing garden. A double bedroom overlooking the garden benefits from a 'Jack and Jill' bathroom, which also connects to the extended garden room. The bright and airy garden room, complete with storage, offers access to the rear garden and double doors leading into the dining area. From the dining area a utility room is fitted with a range of floor and eye-level units and space for white goods. A side door from the utility provides access to the driveway, which leads to the rear garden and garage. Completing the ground floor accommodation are ample storage options, a study/bedroom, a bathroom, and a separate WC

An impressive staircase and landing, featuring character glass windows, leads to the first-floor accommodation and a further staircase to the second floor. A modern kitchen overlooks the rear garden and benefits from a spacious terrace with a staircase descending to the garden. The first floor comprises two/three bedrooms, two of which are generously sized doubles overlooking the rear aspect. The third bedroom, overlooking the front aspect, includes fitted storage. Completing this level is a family bathroom, utility room and a separate WC. On the second floor, three bedrooms overlook the rear aspect and benefit from both fitted and eaves storage.

Externally, an impressive south-facing garden features a large patio area adjoining the property, multiple planting areas, and a garden shed. To the front aspect, a carriage driveway leads to a detached garage.

**COUNCIL TAX BAND: G**

**EPC: TBC**

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.









Whilst 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 service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.









[www.hearnes.com](http://www.hearnes.com)

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