



HEARNES

WHERE SERVICE COUNTS

An impressive six-bedroom detached character home set on a substantial plot in a highly sought-after residential area, ideally located within a desirable school catchment. Conveniently positioned with easy access to both Bournemouth and Poole town centres, this spacious property boasts excellent energy efficiency (EPC Rating A) and a range of eco-conscious upgrades. It features four versatile reception rooms, a separate utility room, and a sunny aspect garden with a heated swimming pool and a charming garden lodge. Additional benefits include ample off-road parking, making this an ideal family home.

An entrance porch leads into a welcoming hallway with stairs rising to the first-floor landing. The hallway opens into a reception room overlooking the front aspect, featuring an open fireplace. To the rear of the property, a bright and airy living room enjoys views over the sunny patio, which in turn leads to the garden and heated swimming pool. A separate breakfast room flows into a well-appointed kitchen offering ample storage units and contrasting work surfaces, with access to a separate utility room. An additional attractive reception room with exposed beams, along with a ground floor WC, completes the ground floor accommodation.

The first floor comprises six bedrooms, including a spacious primary bedroom that benefits from a walk-in wardrobe and an en-suite shower room. The accommodation is completed by a well-appointed family bathroom featuring a WC, wash hand basin, and a freestanding bath with shower over.

A standout feature of the property is the spectacular garden, set within a large, sunny aspect plot. The rear garden boasts an extensive sun terrace overlooking the heated swimming pool with solar cover —perfect for outdoor entertaining. Beyond the patio, a spacious level lawn includes a greenhouse and enjoys a pleasant outlook over the local allotments. A detached garden lodge offers excellent potential as a home gym, guest accommodation, or office, while additional outbuildings provide superb storage options.

This impressive home benefits from a range of eco-conscious and modern upgrades, including 23 solar panels with an 8kW battery for energy efficiency and reduced running costs. Additional features include an air source heat pump, further enhancing the property's green credentials and year-round comfort.

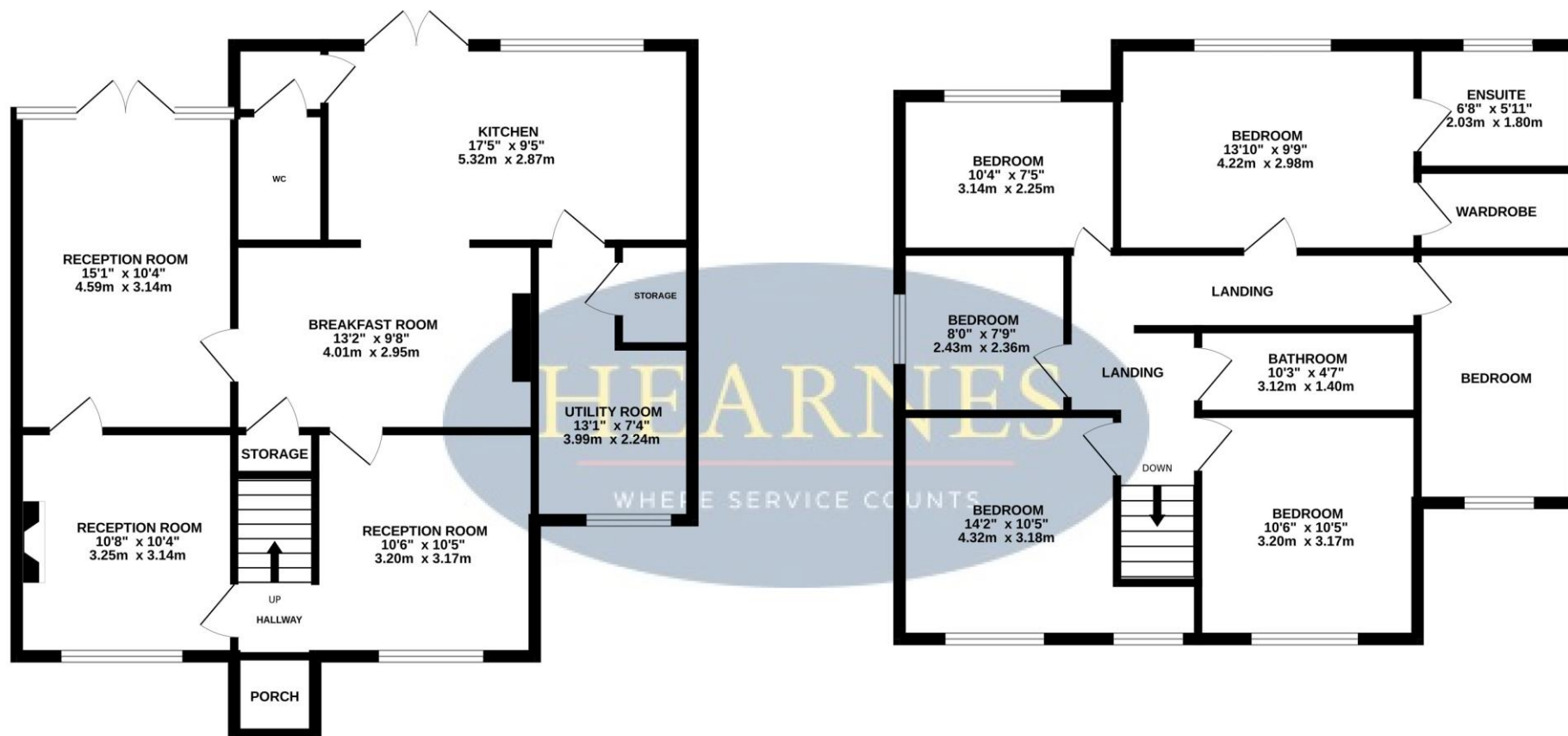
EPC RATING: A **COUNCIL TAX BAND: D**

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
853 sq.ft. (79.3 sq.m.) approx.

FIRST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

