

**10 Glenferness Avenue
Talbot Woods, Bournemouth
Dorset, BH4 9NF**



Beautifully appointed detached family home, full of charm and character, retaining many original features. Refurbished and remodelled by the current owners. Situated in highly sought after area of Talbot Woods.

Guide price £940,000 Freehold.







Situation and Description

This beautifully appointed detached family home is full of charm and character, retaining many of its original features. It has been refurbished and remodelled by the current owners, creating a classic yet contemporary feel., situated in this highly sought after area.

The property is approached through elegant brick pillared electric gates, leading into a tarmac driveway, providing ample parking spaces for several vehicles. There are two further pedestrian side gates.

A most attractive enclosed porch, with double opening doors and matching side screens, with underfloor heating, provide a very useful cloaks/shoe storage area. Further doors open into a lovely welcoming reception hall, with all principle rooms leading off. There is a separate cloakroom with underfloor heating. Wash hand basin and a Gerberit WC, complete with water jet and dryer facility.

The drawing room is beautifully bright and enjoys a lovely outlook onto the garden. It has an attractive bay window, having the benefit of a double aspect. There is also a polished stone fireplace with an inset flame effect gas fire, with matching leaded light windows to either side. To one wall, is a customised built in floor to ceiling bookcase with various display niches and inset lighting.

The elegant sitting room, has the benefit of windows to the front, rear and side, making it incredibly light. There is a feature marble open fireplace as well as double opening french doors leading directly out and onto the terrace.

The kitchen features a range of floor and wall mounted cupboards with concealed lighting and a built in Bosch eye level oven and four ring inset gas hob, with extractor hood above. There is an integrated Bosch dishwasher and ample space for a table and chairs. A door leads into an enclosed vestibule housing a separate utility room, with a further door leading out onto a side entrance and detached garage.

An attractive turned staircase leads onto the first floor with a delightful feature bay window, incorporating a window seat, ideal for relaxing with a book. The master suite has an excellent range of floor to ceiling built in wardrobes, incorporating hanging and shelving space, as well as an inset dressing table and matching bedside tables. There is a spacious Villeroy & Boch ensuite shower room, incorporating a four piece suite, with underfloor heating.

The second and third bedroom also has the benefit of built in wardrobes, with the fourth bedroom, being located next to the family bathroom. The family bathroom has a sensory spa experience shower with mood lighting, Grohe fittings and underfloor heating.

The grounds are undoubtedly a wonderful feature of the property. They have been lovingly tendered by the current owners and are laid out into three different areas. Symmetry and formality are the prime characteristics, being mainly laid to manicured lawns with numerous and well stocked flower and shrub borders, the whole plot enjoying a good degree of seclusion. The terrace is ideal for relaxing, entertaining and dining. Viewing is highly recommended.

Key Features

- Stylish & Individual Character Home
- Outstanding Beautifully Manicured Gardens
- Elegant Drawing & Sitting Rooms
- Four Bedrooms
- Kitchen/Breakfast Room
- Utility Room
- Villeroy & Boch Shower Room Ensuite
- Prestigious Talbot Woods Location
- Luxury Family Bathroom
- Garage & Parking For Several Vehicles
- Double Opening Electric Gates

Ground Floor

Approx. 92.2 sq. metres (992.7 sq. feet)



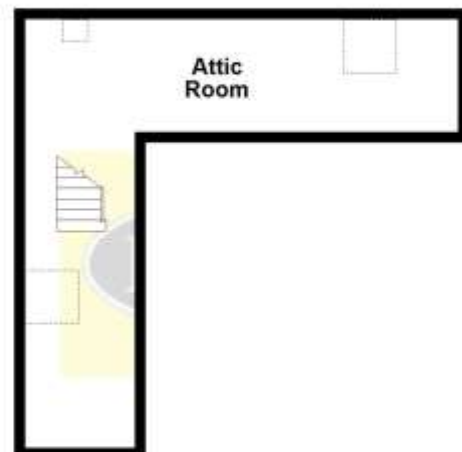
First Floor

Approx. 85.3 sq. metres (917.9 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.5 sq. feet)

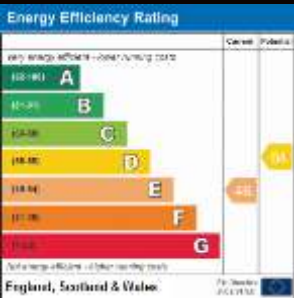


Total area: approx. 206.9 sq. metres (2227.2 sq. feet)

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