



HEARNES

WHERE SERVICE COUNTS

A truly stunning detached home offering approximately 5430 square feet of accommodation situated in the prestigious Little Forest Road location, arguably Talbot Woods premier road. The property has been updated and maintained to an exceptional standard whilst being positioned within beautifully landscaped, private gardens and backing onto Meyrick Park Golf Course. The property features five generously sized bedrooms with four high specification bath/shower rooms whilst also the two principal reception areas lead onto the landscaped rear garden via bi folding doors. The property features gated, driveway parking and further benefits from a double garage. The property is offered for sale with no forward chain.

On entering the property, you are instantly greeted with an imposing entrance hall with feature central staircase leading to the first floor. A spacious formal living room is situated to the rear of the property leads onto the rear garden via bi-folding doors. A luxury kitchen/dining room, also with bi-folding doors to the rear garden, offers a comprehensive range of floor and wall mounted units along with a large feature island all finished with a matching solid stone work surface. A further reception room making an ideal dining room or study completes with principal ground floor accommodation. There is the additional benefit of a WC and utility room on the ground floor which provides access to a double garage.

Situated on the first floor are four of the property's bedrooms, all of which are generously sized, with the impressive master suite featuring a walk in wardrobe, luxury en suite shower room and access to a balcony overlooking the rear garden and towards Meyrick Park Golf Course. Bedroom two also features an en suite bathroom whilst a further high specification family bathroom completes the first floor accommodation.

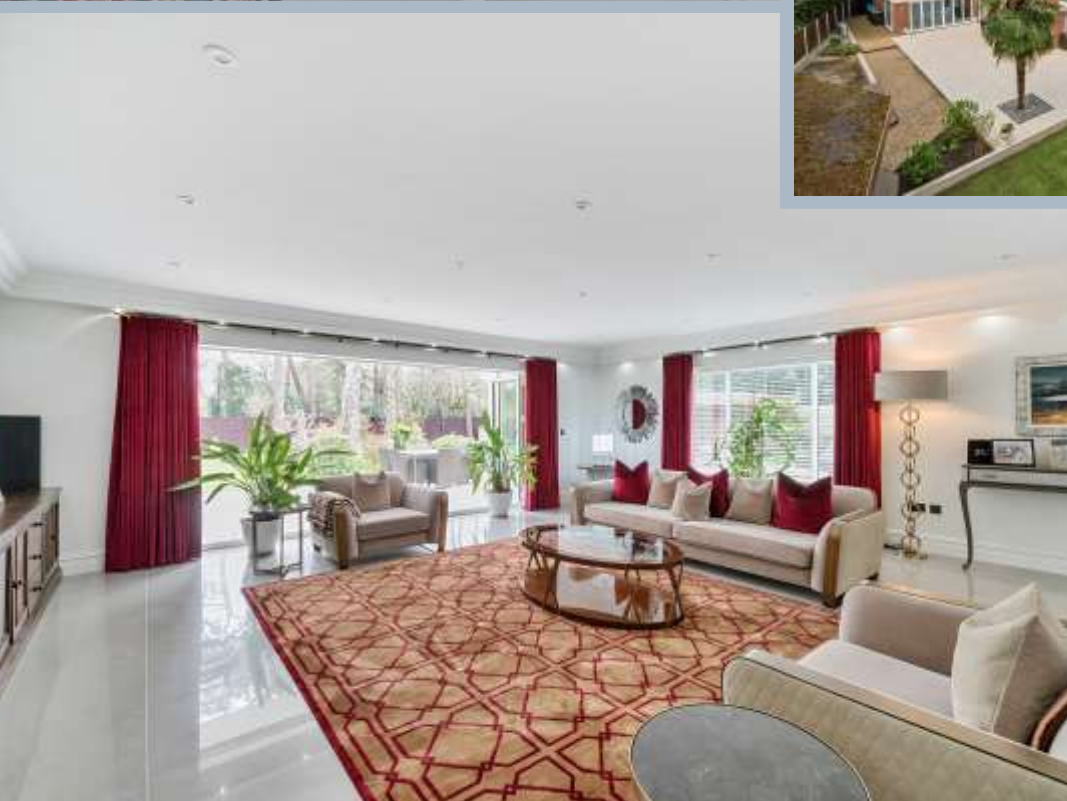
Situated on the second floor is the final double bedroom and shower room whilst a large eaves area provides ample additional storage.

A particular feature of the property is the beautifully landscaped rear gardens offering a large area laid to lawn with a range of beautifully planted and established borders whilst backing directly onto Meyrick Park Golf Course. A large patio seating area adjoins the rear of the property and provides an ideal outdoor dining or entertaining area. The property is approached via electrically operated gates with an attractive block paved driveway providing ample off road parking and leading to a double garage.

EPC RATING: B COUNCIL TAX BAND: H

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





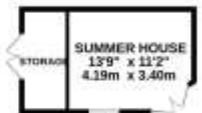
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SUMMER HOUSE
20'0" x 12'0" (6.10m x 3.66m)

TOTAL FLOOR AREA : 5430sq.ft. (504.5 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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