



HEARNES

WHERE SERVICE COUNTS



A rare opportunity to acquire a beautifully presented four-bedroom cottage-style home, tucked away in a quiet cul-de-sac within the highly sought-after village of Throop. Perfectly positioned on the outskirts of Bournemouth town centre and just moments from picturesque woodland and riverside walks, the property has been superbly maintained and thoughtfully updated by the current owner. Offering spacious and versatile accommodation, the home features two reception rooms, a bespoke orangery, modern kitchen/breakfast room, two bath/shower rooms, utility, and a converted garage with additional storage. An internal viewing is highly recommended to fully appreciate the quality, size, and charm this stunning cottage has to offer.

On entering the property, a welcoming and spacious hallway leads into a bright living room, enjoying a pleasant outlook to the front and centred around an attractive gas fireplace. Double doors open through to a bespoke orangery with exposed brickwork, designed to overlook the rear garden and provide direct access to it. From here, a separate utility room with stable door also opens to the garden and kitchen. The kitchen/breakfast room is fitted with a comprehensive range of floor and wall-mounted units, complemented by contrasting work surfaces, and provides ample space for appliances along with a breakfast bar. A ground-floor WC completes the accommodation on this level.

Situated on the first floor are four well-proportioned bedrooms, including the primary bedroom which benefits from a split-level design and a modern en suite shower room. A luxurious family bathroom completes the accommodation on this level.

Externally, the property boasts a stunning private rear garden, predominantly laid to lawn with mature planting and complemented by both a generously sized patio and a decked seating area—ideal for outdoor dining and entertaining. The detached garage has been carefully converted to create an additional living space, perfect for use as a home office or guest accommodation, whilst the front section of the garage provides ample storage. Further benefits include ample off-road parking and a gated pedestrian access via the attractive front garden.

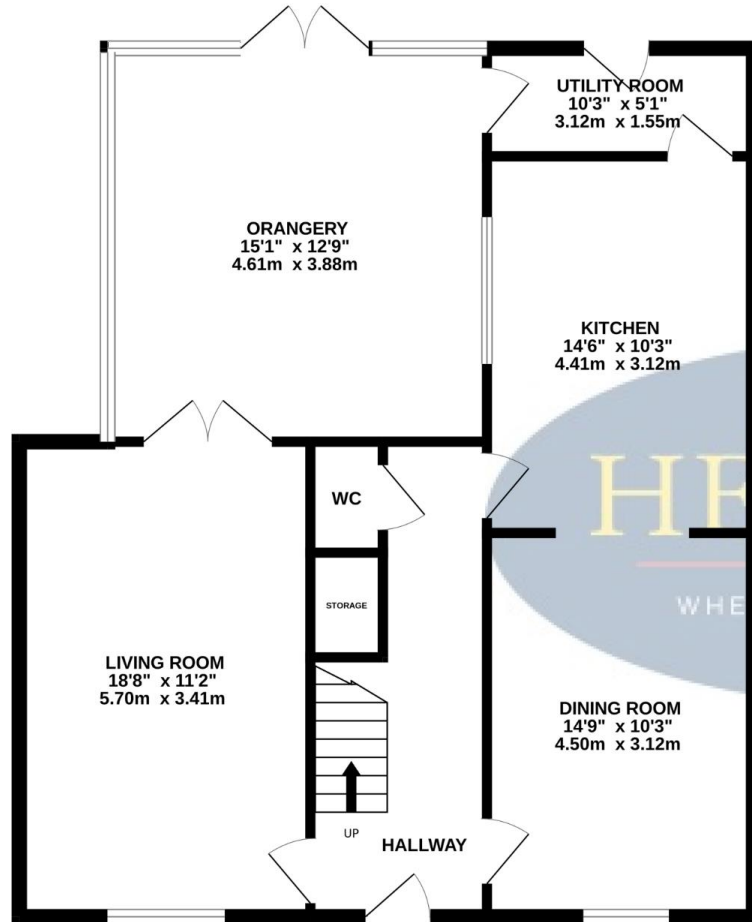
**EPC RATING: D**

**COUNCIL TAX BAND: G**

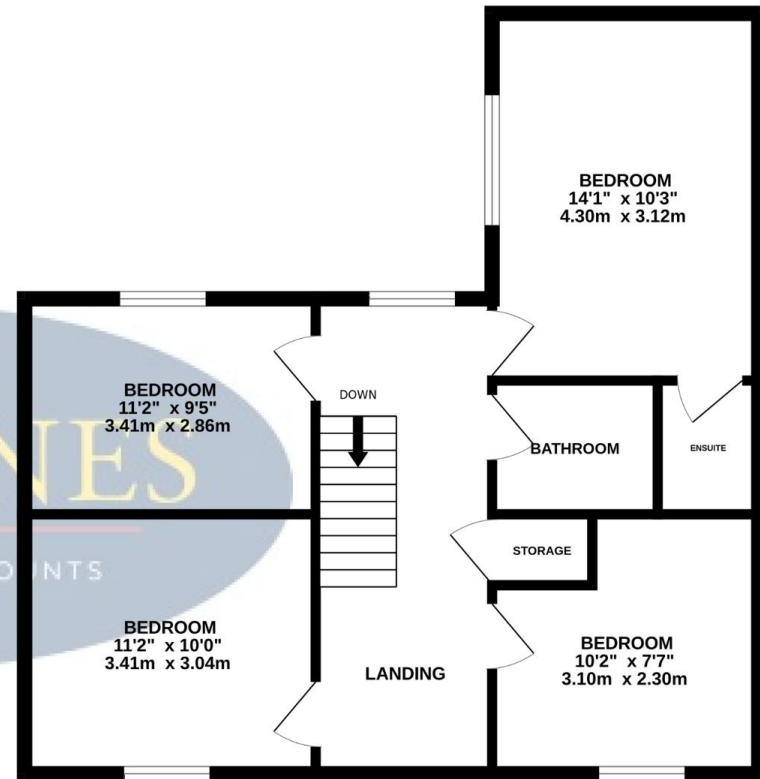
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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  
891 sq.ft. (82.7 sq.m.) approx.



FIRST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



