



HEARNES
WHERE SERVICE COUNTS

A truly exceptional detached family home positioned in a prime location within the prestigious area of Talbot Woods. Situated on a beautifully landscaped, secluded plot the property provides easy access to Bournemouth town centre and its award-winning sandy beaches, Westbourne and The West Hants tennis and health club.

Upon entering the property, a most impressive feature hallway leads to all ground floor accommodation with oak parquet flooring throughout and offers stairs leading to the first floor. A stunning living room overlooks the front aspect with working feature fireplace and bay window. The second reception room currently used as a playroom could also become a bedroom with doors leading onto the front garden. A particular feature of the property is an open plan kitchen/dining room providing access to the rear garden. The dining area boasts a bay window overlooking the front aspect, complimented by a functional fireplace. The kitchen with pantry offers a range of floor and wall mounted units with integrated Miele dishwashers, Miele fridges and range cooker. A large island occupies the centre of the kitchen area with contrasting Quartz work surface and solid brass taps. From the kitchen room a hallway with storage cupboard leads past an integral garage to a striking office/reception area with vaulted ceiling, exposed beams and two arched doors leading onto the rear garden. With a separate entrance door leading to the driveway, this area presents an ideal opportunity for conversion into an annex. Completing the ground floor is a tastefully appointed cloakroom.

On the first floor an impressive landing with storage and original stained-glass window provides access to three bedrooms and the family bath/shower room. The master bedroom is a very large double room with a bay window, access to a separate dressing room and bespoke en-suite bath/shower room. Bedroom two, another spacious double, also benefits from an en-suite shower room, whilst the remaining bedroom is served by a beautifully re-fitted family bath/shower room. Completing the first-floor accommodation a laundry room with integrated washing and drying machines adds convenience to the upper level.

Externally, the meticulously designed garden beckons with a beautiful seating area adjacent to the property and a recently added outdoor kitchen, ensuring year-round enjoyment of the serene surroundings. The carriage driveway provides ample off-road parking, complemented by neatly maintained gardens, an electric car charger, and pre-laid cable for potential installation of electric gates.

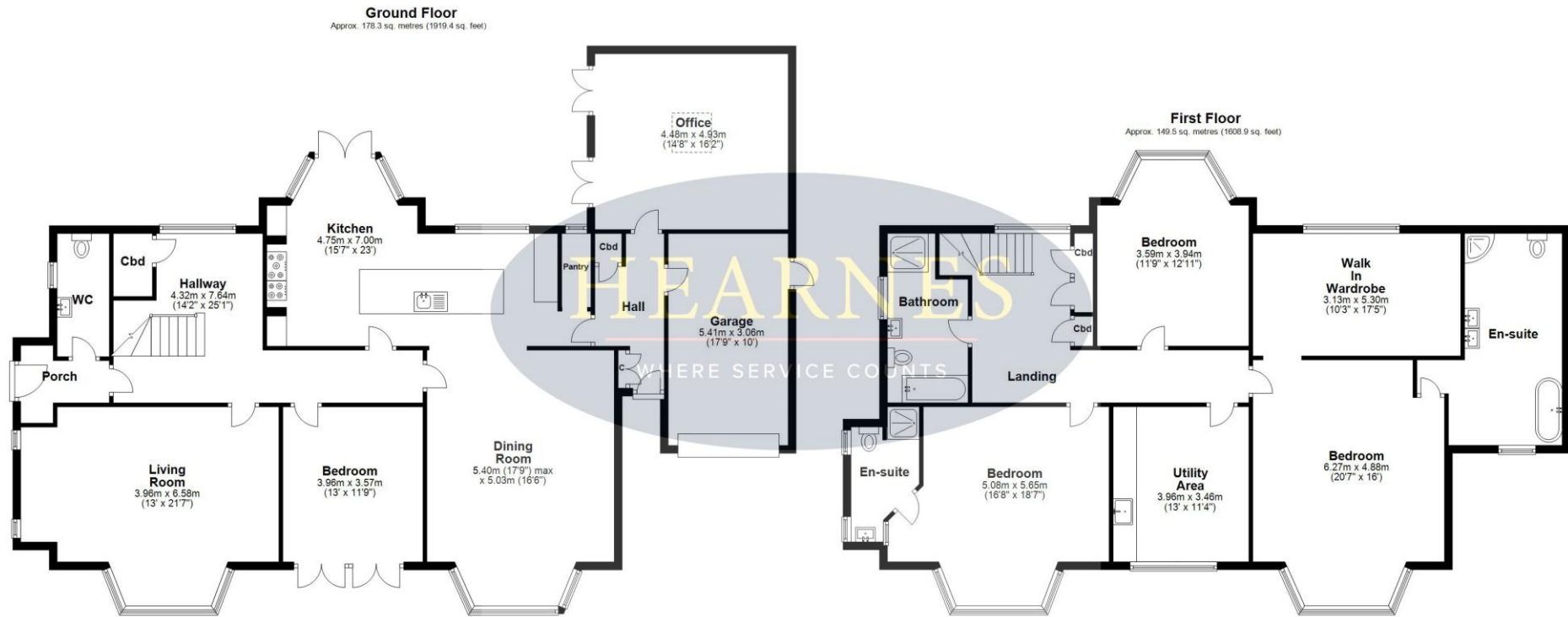
COUNCIL TAX BAND: G

EPC RATING: 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.







Total area: approx. 327.8 sq. metres (3528.3 sq. feet)

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 or misstatement. 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.
Plan produced using PlanUp.





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