



HEARNES
WHERE SERVICE COUNTS

A bespoke detached home, finished to an exceptional standard, situated in Bournemouth's prestigious residential area of Talbot Woods, backing directly onto Meyrick Park Golf Club. The property is accessed via automated sliding gates, leading onto a paved driveway with garage and an attractive overhang, creating a covered terrace at the front of the home. Impeccably presented, this five-bedroom detached residence spans an impressive 5,150 sq. ft. across three floors.

The majority of the ground floor is elegantly finished with stunning natural stone flooring, complemented by underfloor heating on both the ground and first floors and a built-in Bose sound system throughout the main living areas. Upon entering, a spacious reception hallway with a feature fireplace and a striking staircase with a galleried landing provides access to the living room, study, utility room, ground floor cloakroom, and a storage cupboard housing the underfloor heating system. Double doors from the reception hall lead into the impressive kitchen/dining/family room, the true heart of the home, which opens onto the gardens and extension. The kitchen boasts elegant granite worktops, a central island with a wooden countertop, and premium integrated appliances, including a fridge/freezer, dishwasher, combination oven with grill, dual-fuel range-style oven, concealed extractor, and wine fridge. This versatile living space flows seamlessly into a recently constructed orangery, currently used as a games room, featuring a bar, seating areas, and French doors that open onto the rear garden.

The first floor accommodates three generous en-suite bedrooms, including a stunning primary suite measuring over 22 ft.. This luxurious retreat features a Juliet balcony, offering breath-taking views over the walled gardens and golf course, built-in bedroom furniture, and a high-spec en-suite bathroom with bespoke built-in furniture, his-and-her sinks, a Jacuzzi bath, and a wall-mounted plasma screen. Additionally, the primary suite benefits from a private en-suite wet room, beautifully tiled in natural stone.

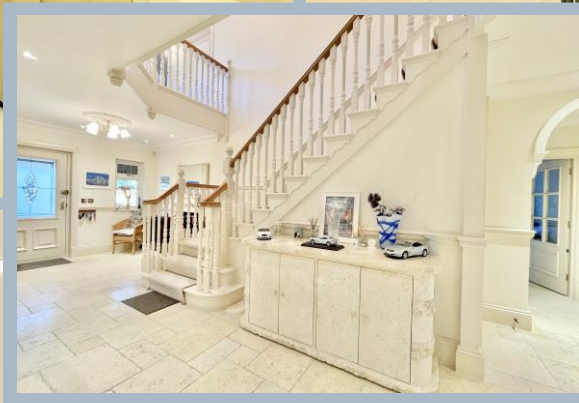
On the second floor, there are two further bedrooms, one with an en-suite shower room and the other with a balcony, enjoying elevated views across the gardens. The rear gardens are a particular highlight, enjoying a southerly aspect and featuring direct gated access to the 15th hole of Meyrick Park Golf Club. Enclosed by charming brick walling, the garden is beautifully landscaped, featuring various fruit trees, shrubs, and flower beds, a BBQ cabin, summer house, greenhouse, and a stone patio adjoining the orangery, complete with an inset Jacuzzi and two decking areas. Additional features include a pump house, outdoor cloakroom, and gated access on both sides of the property. The current owners have installed solar panels, with advised joint gas and electric costs of approximately £2,000 per annum.

COUNCIL TAX BAND: G

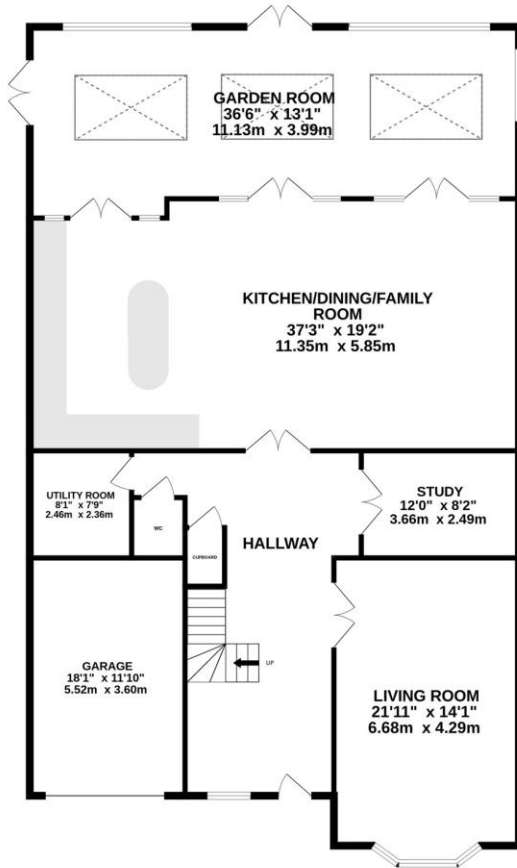
EPC RATING: C

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.

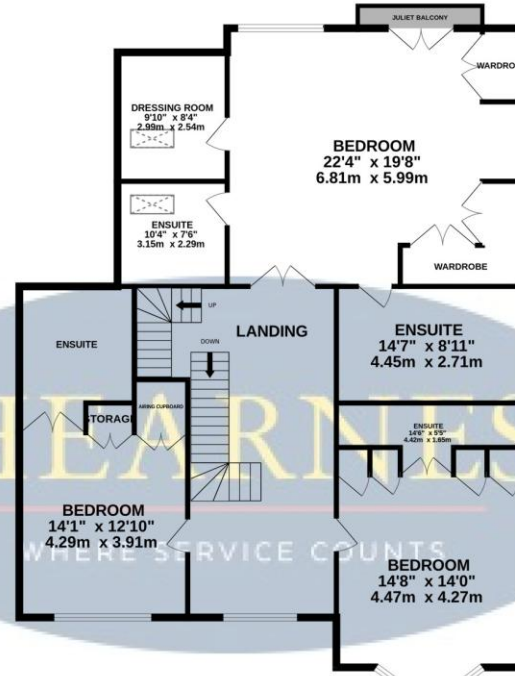




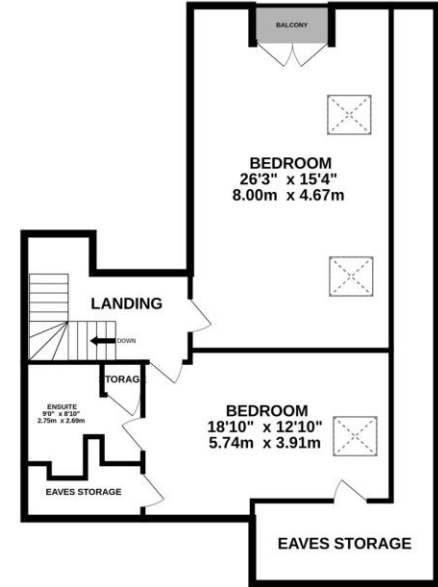
GROUND FLOOR
2242 sq.ft. (208.3 sq.m.) approx.



FIRST FLOOR
1616 sq.ft. (150.1 sq.m.) approx.



SECOND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 4896 sq.ft. (454.9 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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