



**Talbot Road** *Bournemouth, BH9 22JE*

**SPENCERS**  
NEW FOREST









## The Property

A spacious, detached residence located in a sought-after area and benefitting from versatile accommodation.

Featuring many highlights indeed a viewing is recommended to appreciate all on offer.

Accommodation comprises of:

- A welcoming front to rear, split level reception room.
- An adjoining conservatory, with access to the rear garden
- Kitchen, with breakfast/dining area and adjoining utility room
- A very useful office room which could also be adapted to suit personal preference.
- Three double bedrooms, including a sumptuous principle suite which stretches the whole depth of the house and incorporates plenty of space for reception/dressing areas, along with an en suite
- A WC and additional modernised family bathroom
- An integral double garage, which due to the sheer generous size of the driveway is utilised as a substantial storage area

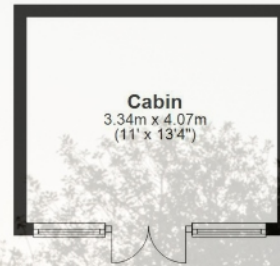
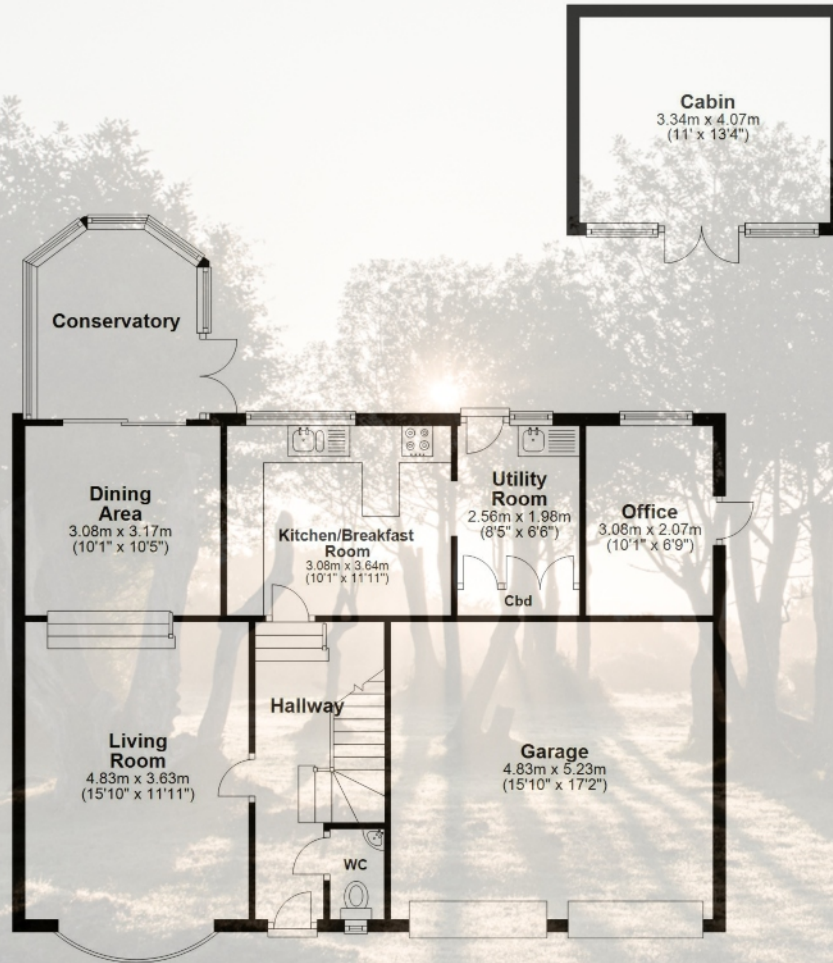




# FLOOR PLAN

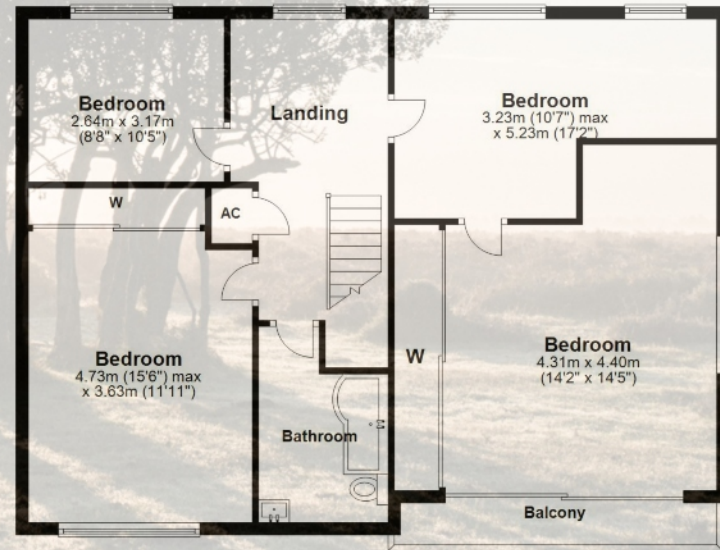
## Ground Floor

Approx. 111.1 sq. metres (1195.9 sq. feet)



## First Floor

Approx. 88.3 sq. metres (950.9 sq. feet)



Total area: approx. 199.4 sq. metres (2146.8 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.





## Grounds & Gardens

Well maintained landscaped gardens consisting of a healthy balance of courtyard along with two separate lawn areas, accentuated with near stone edged raised borders and mature shrubbery. A well-thought out outside space indeed which is private and secluded. A real highlight being the summerhouse/garden outbuilding with UPVC French doors, which offers a tranquil retreat and could be a perfect office area or relaxing area. This area has been meticulously crafted by the current owner, providing a very comfortable outdoor retreat.

## Additional Information

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: D Current: 67D Potential: 81B

Property construction: Standard construction

Mains gas, electric, water and drainage

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property

FFTP - Fibre to the property directly, Mobile - Via 4G network to provide internet to the property





## Directions

From the Richmond Hill roundabout in Bournemouth, proceed along the Wimborne Road, before turning left at the traffic lights, continuing along Wimborne Road. At the East Avenue roundabout take the 2<sup>nd</sup> exit onto Talbot Avenue, prior to taking the 3<sup>rd</sup> exit onto Talbot Road, where the property will be located on the left.

## The Situation

Approximately 2 miles distant is the stylish hamlet of Westbourne which has a cosmopolitan feel with a delightful mix of shops, cafes and restaurants, whilst the stunning Sandbanks Peninsula is just 5 miles away. The larger centre of Bournemouth is approximately 1.5 miles away, offering an extensive variety of shops, restaurants, cafés, bars and leisure facilities, and the stunning blue flag sandy beaches are just a further half a mile away. The A35 is easily accessible, providing links to Westbourne, Branksome and Poole Harbour (approximately 6 miles). For the commuter the A338 joins the A31 & M27 linking to Southampton (approximately 30 miles east), Winchester (via the M3) and London (via M3/M25). There is a mainline railway station in Bournemouth, and an international airport at nearby Hurn.

## Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.











For more information or to arrange a viewing please contact us:

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