



HEARNES

WHERE SERVICE COUNTS

A substantial and secluded detached character residence, superbly positioned within the highly desirable Talbot Woods, just moments from the prestigious West Hants Tennis and Leisure Club and within easy reach of Bournemouth Town Centre, award-winning sandy beaches and main transport links. This impressive home sits on a generous plot and offers over 2,760 sq. ft. of flexible accommodation, arranged over two floors with spacious reception rooms, five double bedrooms and a beautifully landscaped south-facing rear garden. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

An enclosed porch opens into a welcoming reception hall with feature staircase, providing access to all principal ground floor rooms. The impressive living room is an elegant space with a large bay window, feature fireplace and French doors opening onto the garden, while a side door leads onto a loggia overlooking the pond and mature gardens. A separate dining room, also enjoying garden views with a feature bay window and fireplace, is perfect for entertaining. The modern and well-proportioned kitchen/breakfast room, with adjoining utility room and access to the side of the property, offers a comprehensive range of units, ample space for appliances and informal dining. A cloakroom completes the ground floor.

On the first floor, a bright and airy landing with attractive refitted decorative double-glazed windows leads to five generous double bedrooms and three bath/shower rooms. Both the primary bedroom and the second bedroom benefit from en suite shower rooms, whilst the remaining bedrooms are served by a stylish family bathroom. The fifth bedroom is currently arranged as a home office, ideal for those working remotely.

Externally, the property boasts an impressive south-facing rear garden with a sunny, private aspect. Mainly laid to lawn, it features a paved terrace adjoining the house, a pond, greenhouse, and garden shed. To the front, a shingle driveway provides ample off-road parking and leads to the integral garage. The home is also fitted with modern solar panels.

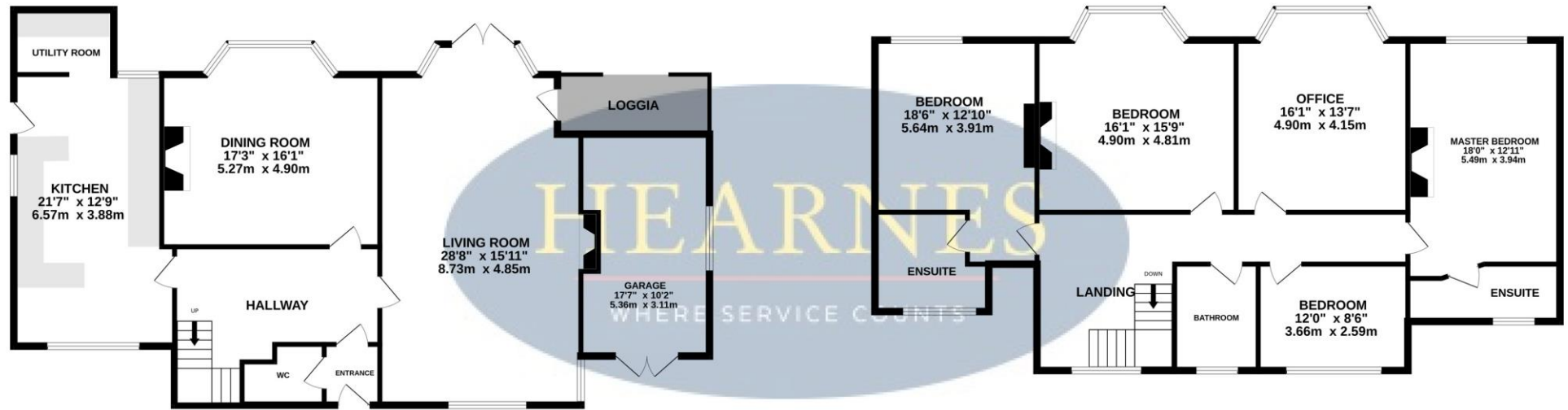
COUNCIL TAX BAND: G **EPC RATING: B**

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
1376 sq.ft. (127.8 sq.m.) approx.

FIRST FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 2768 sq.ft. (257.2 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.
Made with Metropix ©2025

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

