



HEARNES
WHERE SERVICE COUNTS

A simply stunning high-specification detached character home arranged over three floors, situated in the sought-after location of Kings Park. The property is ideally located within easy reach of JP Morgan, Bournemouth Hospital, and the town centre, along with award-winning sandy beaches. It is positioned on a generously sized private plot with bespoke finishing throughout.

Upon entering the property, a bright hallway with engineered oak flooring, panelling and custom storage opens into two impressive reception rooms with high ceilings, feature bay windows, and window shutters. The second reception room also enjoys a feature fireplace with a log burner. A stunning bespoke open-plan kitchen/living/dining room comprises a vast range of floor and wall-mounted units finished with a contrasting work surface and an impressive island unit. Premium features include Neff 'slide and hide' ovens with a warming drawer and further integrated appliances. The kitchen also leads to a separate utility room and home office. French doors overlook and give access to the property's beautifully maintained garden. Completing the ground floor is a separate WC.

A beautiful character staircase with an attractive carpet runner and Jubilee stair rods leads to the first-floor feature landing. All four bedrooms are double in size and benefit from built-in wardrobe space, with bedroom two having a refitted ensuite shower room with underfloor heating. Completing the first-floor accommodation is a luxury shower room with a walk-in shower, WC, wash hand basin and underfloor heating.

Completing the accommodation on the second floor is an impressive and free-flowing principal suite with a bespoke fitted dressing room, dressing area, custom electric fireplace, and a luxury en suite bath/shower room with underfloor heating, a standalone bath, shower enclosure, WC, and dual wash basins.

The private rear garden is mainly laid to lawn with a large patio area adjoining the house. To the rear a large garden room with power currently utilised as a gym would also make a perfect office. The front of the property provides secure, ample off-road parking.

COUNCIL TAX BAND: E

EPC RATING: D

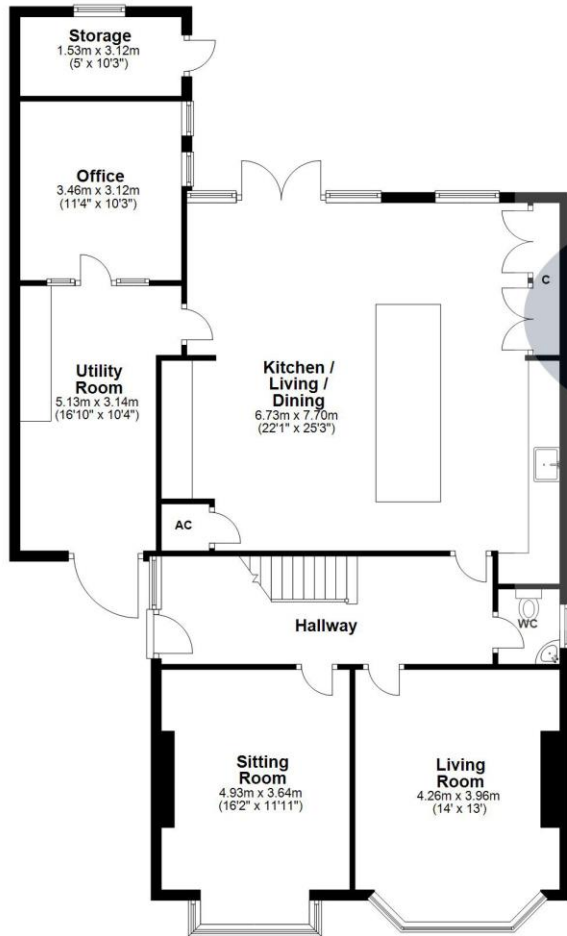
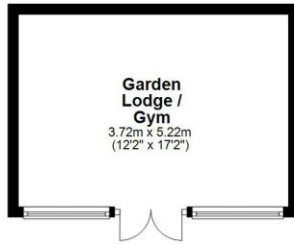
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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





Ground Floor

Approx. 153.7 sq. metres (1654.2 sq. feet)

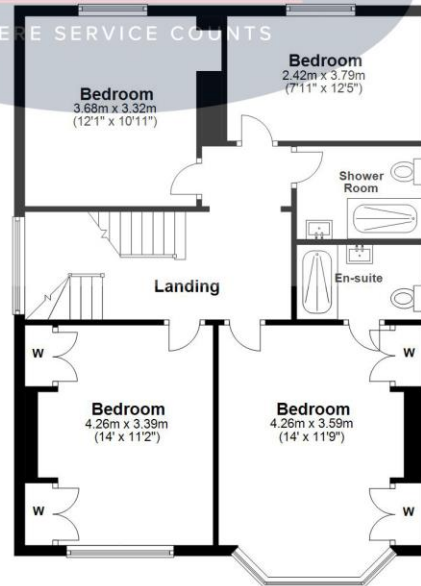


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First Floor

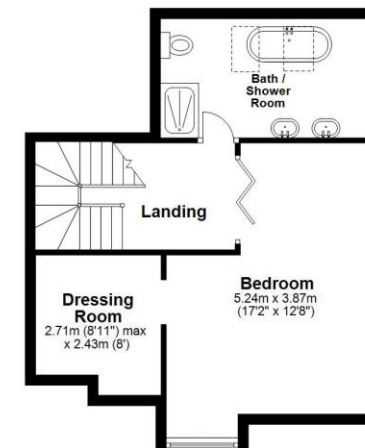
Approx. 79.4 sq. metres (854.4 sq. feet)

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Second Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 274.2 sq. metres (2951.3 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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