

Little Forest Road, Talbot Woods
Bournemouth, Dorset, BH4 9NW

HEARNES

WHERE SERVICE COUNTS

Little Forest Road, Talbot Woods, Dorset, BH4 9NW

FREEHOLD

A truly exceptional detached bungalow located on a beautifully establish plot backing onto Meyrick Park Golf Course and situated in arguably Talbot Woods most premier location. The property, having been extensively updated by the current owners to the highest of standards, offers spacious and welcoming accommodation approaching 3500 SQ FT with features including four double bedrooms all of which benefit from bespoke en suite bath/shower rooms, formal living room and study along with a stunning open plan kitchen/family room providing access and views across the landscaped, private gardens. Rarely does a property of such high quality throughout, with all accommodation on one level come to the market, whilst being positioned within such spectacular grounds come to the market and an internal viewing is highly recommended to appreciate all that is on offer.

The property is situated on Little Forest Road, arguably Talbot Woods premier location, whilst being located only a short distance to Bournemouth Town Centre and main transport links with the popular West Hants Tennis and Leisure Club along with Meyrick Park woodland and Golf Course all being only a moments walk away.

On entering the property you are immediately met with impressive high ceilings and evident quality of finish throughout. The hallway leads, past a feature exposed brick curved wall into the feature room of the property, a stunning 26ft x 26 ft open plan kitchen/dining/family room with dual aspect outlook and access onto the immaculately landscaped rear garden. A bespoke hand made kitchen offers a comprehensive range of floor and wall mounted units including oak fitted draws finished with a Quartz work surface and large contrasting island with breakfast bar seating area and solid wood work surfaces all finished with a comprehensive range of high specification kitchen appliances. The kitchen/living/family room also benefits from underfloor heating, Evonic fireplace and Luxaflex remote control blinds. The property also features a separate formal living room with feature fireplace and wood burner whilst overlooking and providing access to the rear garden whilst also benefiting from an individually controlled air conditioning and heating system.

The property's four bedrooms are all generously sized double rooms with the impressive master bedroom suite featuring direct access to the rear garden, walk in wardrobe along with ample fitted wardrobes along with a luxury en suite shower room featuring a large walk in shower. Each bedroom benefits from its own en suite facilities each finished in its own unique style. The property's accommodation is complete with a study, separate utility room and additional WC.

Externally the property is positioned within immaculately maintained and landscaped grounds with the rear garden featuring a substantial seating area ideal for outdoor entertainment and al fresco dining with features also including electrically operated awnings, comprehensive outdoor lighting throughout the garden along with an extensive irrigation and watering system. The beautifully established rear garden, offers complete privacy backing onto the woodland of Meyrick Park along with direct gated access, whilst also featuring an extensive lawned area and outdoor hot and cold shower. To the front a carriage style driveway provides ample off road parking and leads to a garage with electrically operated doors to the front and rear.

EPC RATING: C

COUNCIL TAX BAND: G

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.



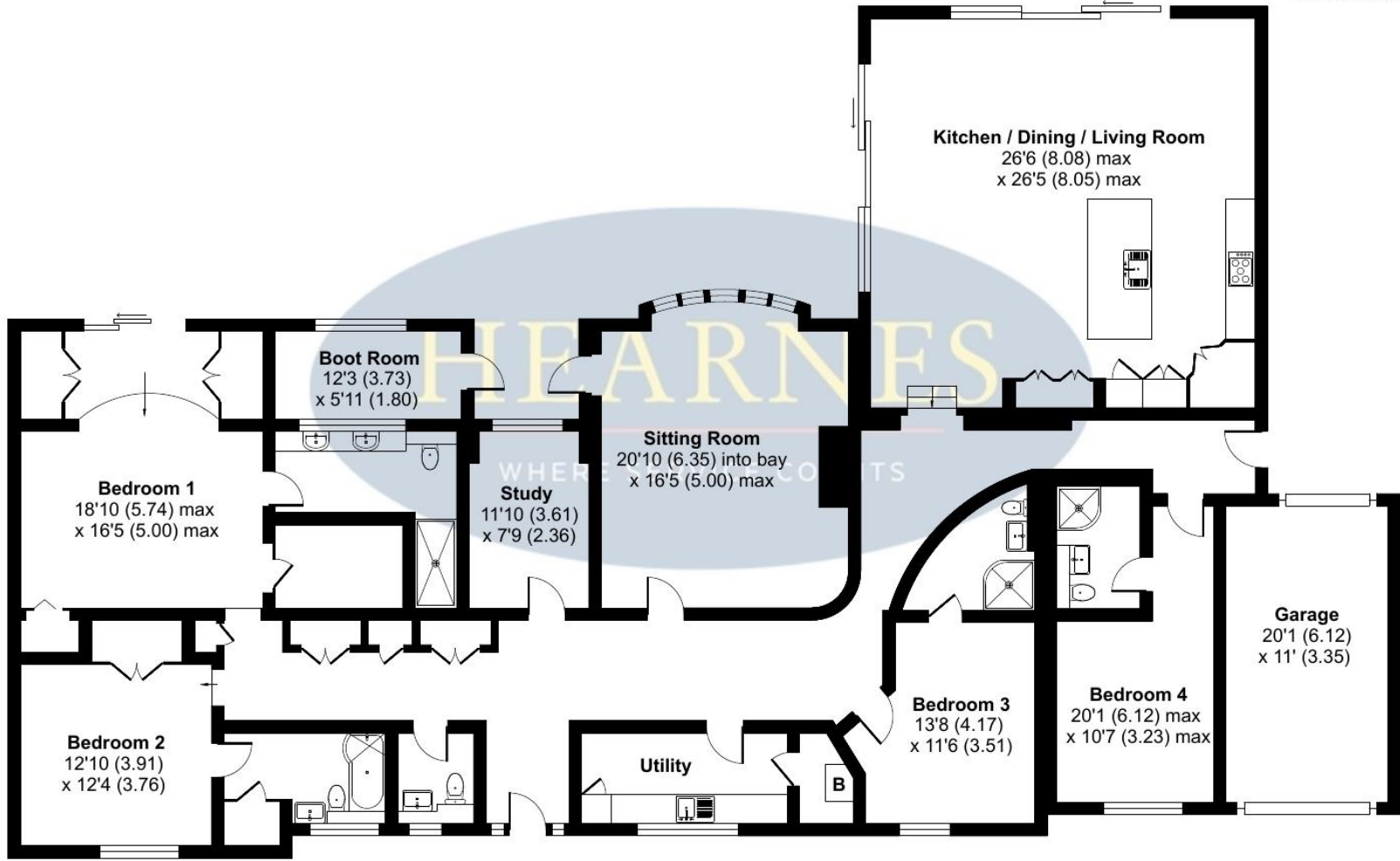


Little Forest Road, Bournemouth, BH4



Approximate Area = 3192 sq ft / 296.5 sq m
Garage = 222 sq ft / 20.6 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 3490 sq ft / 324.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnest Bournemouth Estates Ltd. REF: 1153216





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE