



HEARNES

WHERE SERVICE COUNTS

A substantial and highly versatile chalet-style residence situated in the prestigious Talbot Woods, extending to over 4,690 sq. ft. of flexible accommodation on a secluded southerly plot and offering the added benefit of two self-contained annex-style areas, extensive living space and an impressive indoor swimming pool complex. Positioned on the sought-after Rothesay Road, the property provides spacious and well-planned accommodation ideally suited to multi-generational living, home working or potential income generation. The property is conveniently located within easy reach of Westbourne, Talbot Heath School and Meyrick Park Golf & Health Club, whilst also providing access to Bournemouth Town Centre and excellent transport links.

On entering the property, a grand and welcoming hallway leads to a particularly spacious living and dining room, providing an excellent entertaining space overlooking the rear garden. The modern fitted kitchen offers a comprehensive range of units and quality appliances and opens seamlessly into an integrated annex with its own private entrance, comprising a kitchenette, bedroom and shower room, with direct access to the rear garden, creating an ideal independent living space. To the opposite side of the property, a further ground floor double bedroom or additional reception room leads into a family room with ensuite facilities and its own private entrance, forming a second self-contained annex, perfect for guests, relatives or independent accommodation. The accommodation further extends to an impressive indoor swimming pool complex, complemented by a store room and two separate office spaces, ideal for those working from home or seeking additional leisure facilities.

The first floor provides five well-proportioned bedrooms, including three with ensuite facilities. The impressive primary suite benefits from a dressing room and Juliette balcony, creating a superb principal bedroom space, whilst the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a secluded rear garden with a desirable southerly aspect. A spacious patio adjoins the rear of the property, with the remainder mainly laid to lawn. To the front, a carriage driveway provides ample off-road parking.

Council Tax Band: G

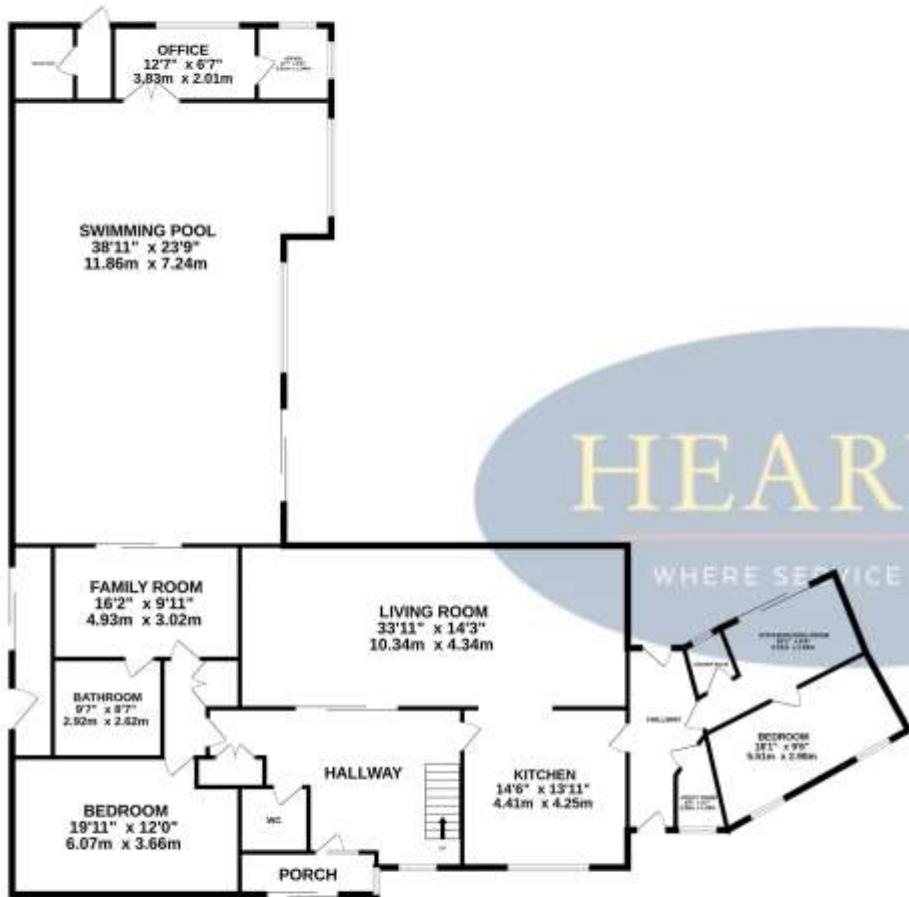
EPC Rating: D

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

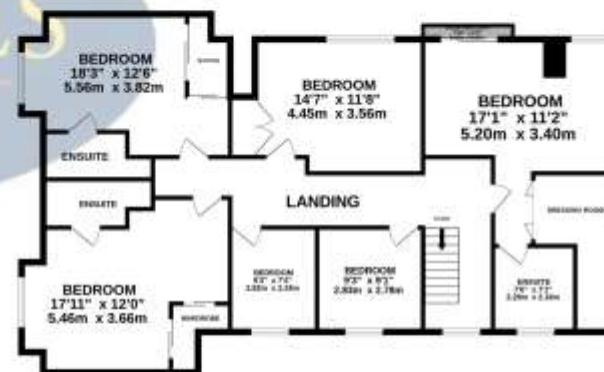




GROUND FLOOR



FIRST FLOOR



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TOTAL FLOOR AREA: 4694sq.ft. (436.1 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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