



HEARNES

WHERE SERVICE COUNTS

An imposing 1920's detached home set within one of the area's most sought-after locations, perfectly positioned within easy reach of the highly regarded Talbot Heath School, the popular West Hants Tennis and Health Club, and just a mile from The Club at Meyrick Park with its 18-hole golf course set amidst 120 acres of scenic parkland. Bournemouth Town Centre lies approximately 1.5 miles away, offering a superb range of shopping facilities, award-winning sandy beaches, and a mainline rail connection to Southampton Airport and London Waterloo in under two hours.

Sympathetically refurbished and thoughtfully extended, this impressive home offers generous and versatile accommodation arranged over three floors. The ground floor features three spacious reception rooms and a stunning open-plan kitchen/dining/family room, complete with an orangery and twin sets of French doors opening directly onto the rear garden. The beautifully appointed kitchen boasts a comprehensive range of units with polished granite work surfaces, a central island with breakfast bar, and is complemented by a separate utility room and cloakroom.

An elegant first-floor landing leads to five double bedrooms. The second and third bedrooms each enjoy modern en-suite shower rooms, while a luxuriously fitted family bathroom serves the remaining rooms, featuring an oversized shower enclosure, bath, WC, and wash basin.

A recent addition is the outstanding second-floor primary suite, offering a generous bedroom, a dressing room with bespoke fitted wardrobes and sauna, and a stylish bathroom incorporating a walk-in wet room.

The property occupies a large, secluded plot approached via electric gates, with a substantial driveway providing access to a single garage. The rear garden offers multiple seating areas, including a large patio ideal for entertaining, a level lawn, and an attractive side garden with summerhouse/studio.

COUNCIL TAX BAND: G

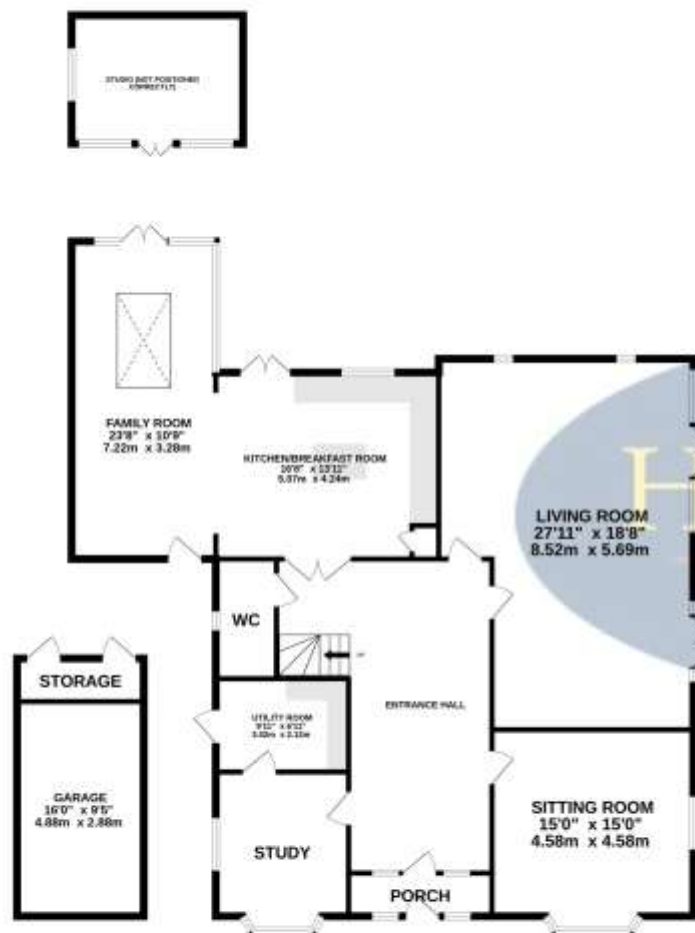
EPC: D

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.

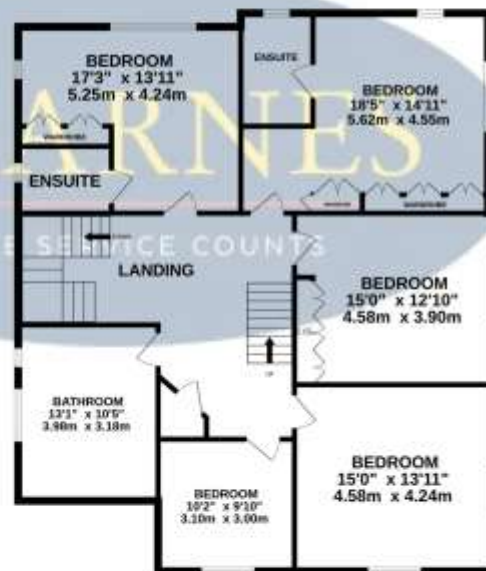




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 3504sq.ft. (325.5 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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