



**HEARNES**

WHERE SERVICE COUNTS

Coming to the market for the first time in over 50 years is this stunning detached residence situated on arguably one of the areas finest and most impressive plots within the premier Talbot Woods location. Now offering the opportunity for further remodelling and updating the property offers accommodation approaching 4500 sq ft, three formal reception rooms, double garage and a private, level rear garden with heated swimming pool. The property is offered for sale with no forward chain.

Located opposite the popular Meyrick Park Golf Course and Woodland the property offers comprehensive and flexible living accommodation, whilst retaining many original and charming features, providing the opportunity to create a truly unique home for the area. Currently featuring extensive accommodation featuring three formal reception rooms, impressive entrance hall, kitchen and utility room along with six bedrooms, double garage and ample off road parking.

On entering the property, a stunning entrance with grand staircase leading to the first floor, leads into a spacious, dual aspect living room which also provides access to the rear garden. Two further reception rooms are located to the rear of the property offering bright and spacious accommodation whilst overlooking the rear gardens and grounds. A separate kitchen, offers a pleasant and elevated outlook to the front of the property across to Meyrick Park whilst the ground floor accommodation is complete with a shower room and utility room.

Situated on the first floor are the property's six bedrooms, all of which are generous in size and currently served by two bath/shower rooms.

Externally and a feature of the property is the impressive and elevated plot, offering complete privacy and enjoying a large, level area laid to lawn with established borders and generously sized patio seating area, ideal for outdoor entertaining and leading to a heated swimming pool. To the front, beautifully landscaped gardens offer a high degree of privacy with a sweeping driveway leading to the rear of the property and an area offering ample parking which leads to a double garage.

**EPC RATING:E**

**COUNCIL TAX BAND: H**

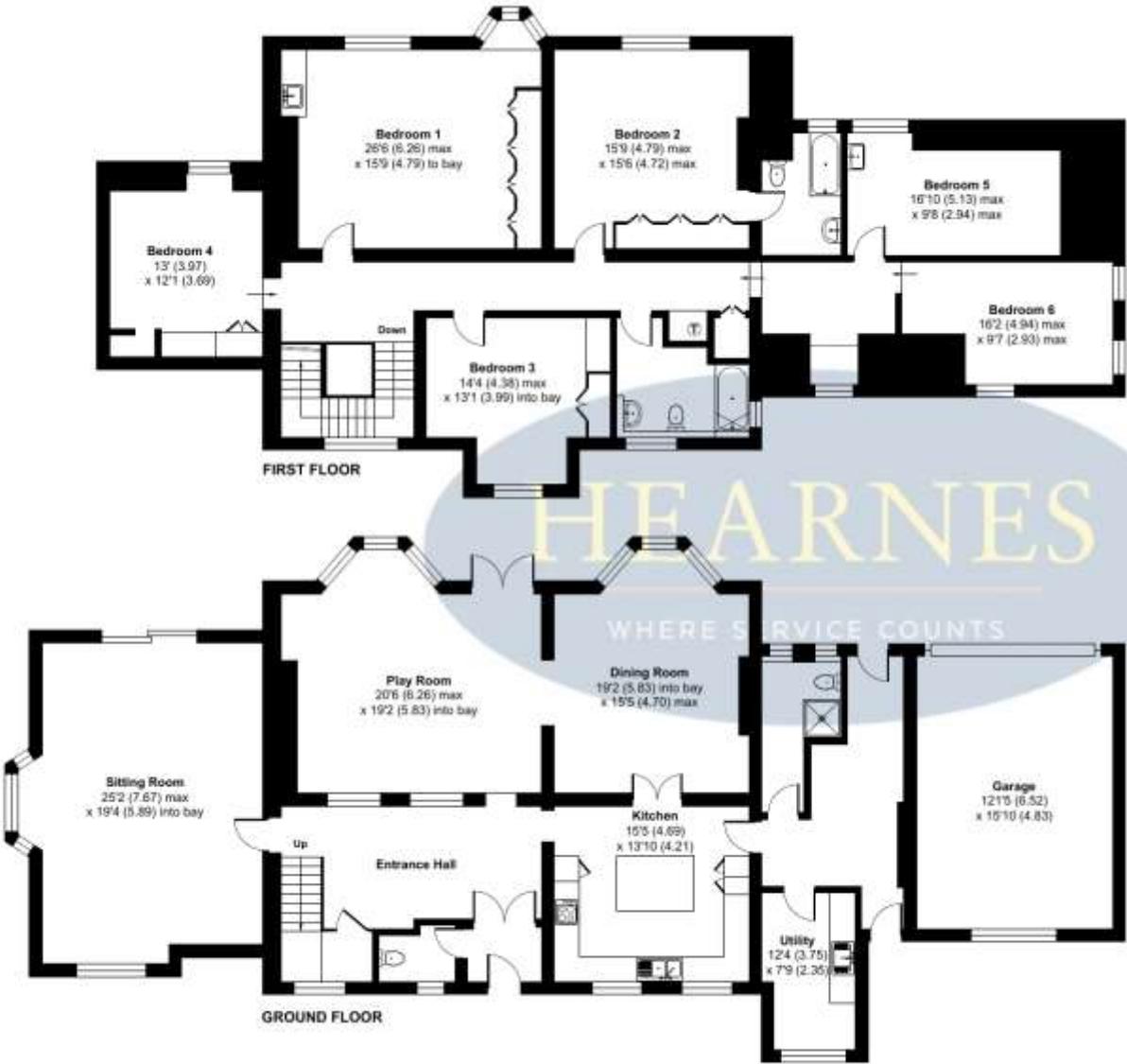
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



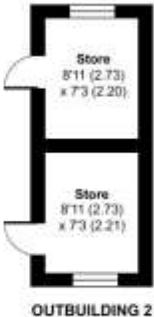
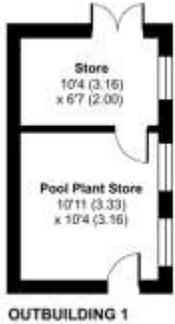


# Leven Avenue, Bournemouth, BH4

Approximate Area = 3740 sq ft / 347.4 sq m  
 Limited Use Area(s) = 12 sq ft / 1.1 sq m  
 Garage = 338 sq ft / 31.4 sq m  
 Outbuilding = 316 sq ft / 29.3 sq m  
 Total = 4406 sq ft / 409.2 sq m  
 For identification only - Not to scale



Denotes restricted head height







**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: [bournemouth@hearnes.com](mailto:bournemouth@hearnes.com)

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE