

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



16 BENELLEN AVENUE, BOURNEMOUTH, DORSET,  
BH4 9LY



## ABOUT THIS PROPERTY

OFFERS IN EXCESS  
OF  
£ 8 5 0 , 0 0 0

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Four double bedrooms

Impressive open-plan  
living

Four Luxury fitted  
bath/shower rooms (three  
en-suite)

Extensively remodelled  
and extended by the  
present owners to a high  
specification

Double garage and ample  
off road parking

Landscaped front and rear  
gardens

No forward chain

Approximately 2166 ft of  
accommodation

Band F: £2569.45

Freehold

A recently refurbished and extended luxury 4 double bedroom home on an elevated position, with 4 bath/shower rooms and double integral garage in the heart of Talbot Woods.

A rare opportunity to purchase a 4 double bedroom house which has been remodelled and extended by the present owner, creating open-plan living conducive with today's lifestyle. Within walking distance to the highly regarded Talbot Heath School and Meyrick Park, with a challenging 18 hole golf course and recreation facilities. Immediately on entering the property there is the feeling of light and spaciousness. On this level, is a guest bedroom with en-suite bathroom, plus an additional family shower room. The family/dining room offers versatility of use and layout, with two sets of bi-fold doors leading to a large westerly aspect terrace, capturing the afternoon sun. The bespoke designed kitchen with high vaulted ceiling is comprehensively fitted with a contemporary range of floor and wall mounted units, integrated appliances and quartz work top. This, in turn, leads to a separate utility and garden beyond. The impressive solid oak staircase leads to a further 3 double bedrooms, two of which benefit from en-suite shower/bathrooms whilst the master has a most attractive feature of a Juliet balcony and storage to the eves. Set well back from the road, the property is approached via a brick paved driveway to the side of a well-tended front garden, providing ample off-road parking and access to an integral double garage. The tiered rear garden is mainly laid to lawn with a paved terrace suitable for sunbathing and dining.

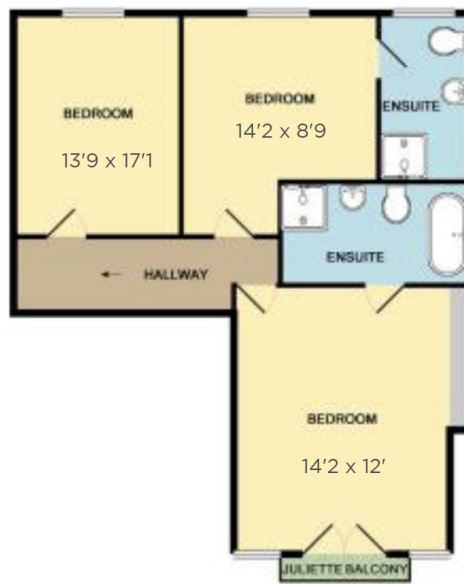
## LOCATION

Situated within easy reach of the popular West Hants tennis and leisure club and a pleasant walk through the Bournemouth gardens which leads to the town centre offering a comprehensive range of shopping, restaurants and entertainment facilities and the award-winning sandy bathing beaches beyond. Bournemouth railway station offers a direct line to London Waterloo in under 2 hours and Bournemouth International Airport is just over 7.5 miles away.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE

Total area: 2166 sq ft TOTAL (excluding balcony)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		67	80
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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