



HEARNES

WHERE SERVICE COUNTS

A simply stunning detached character home situated on a beautiful plot and maintained to an exceptional standard by the current owners, featuring impressive ground floor accommodation, immaculately landscaped gardens, and a garage. The property is positioned in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, the popular West Hants Tennis and Leisure Club, Talbot Heath School, and Meyrick Park Golf Course.

On entering the property through an enclosed porch, you are greeted by a bright and welcoming entrance hall, featuring a beautiful character staircase and providing access to all ground-floor accommodation. To the rear, a spacious dual-aspect living room with a feature bay window and French doors offers a delightful outlook and direct access to the garden. A separate dining room, also with a bay window and French doors leading onto the garden, creates a superb space for entertaining. The generous kitchen/breakfast room, complete with an adjoining pantry, offers a comprehensive range of fitted units and garden access. Completing the ground floor are a convenient utility cupboard and a well-appointed WC.

The first-floor landing leads to the property's four double bedrooms, each of which is generously sized. The principal bedroom and the second bedroom both benefit from impressive bay windows overlooking the rear aspect. The third bedroom enjoys the added advantage of an en suite shower room and built-in wardrobes. A luxury family bath/shower room serves the remaining bedrooms.

Externally, the property is set within beautifully kept, mature gardens offering a high degree of privacy. The rear garden is mainly laid to lawn with well-stocked borders and multiple seating areas, including a large paved terrace adjoining the back of the house. To the front, the property is approached via a carriage driveway providing ample off-road parking and access to the garage.

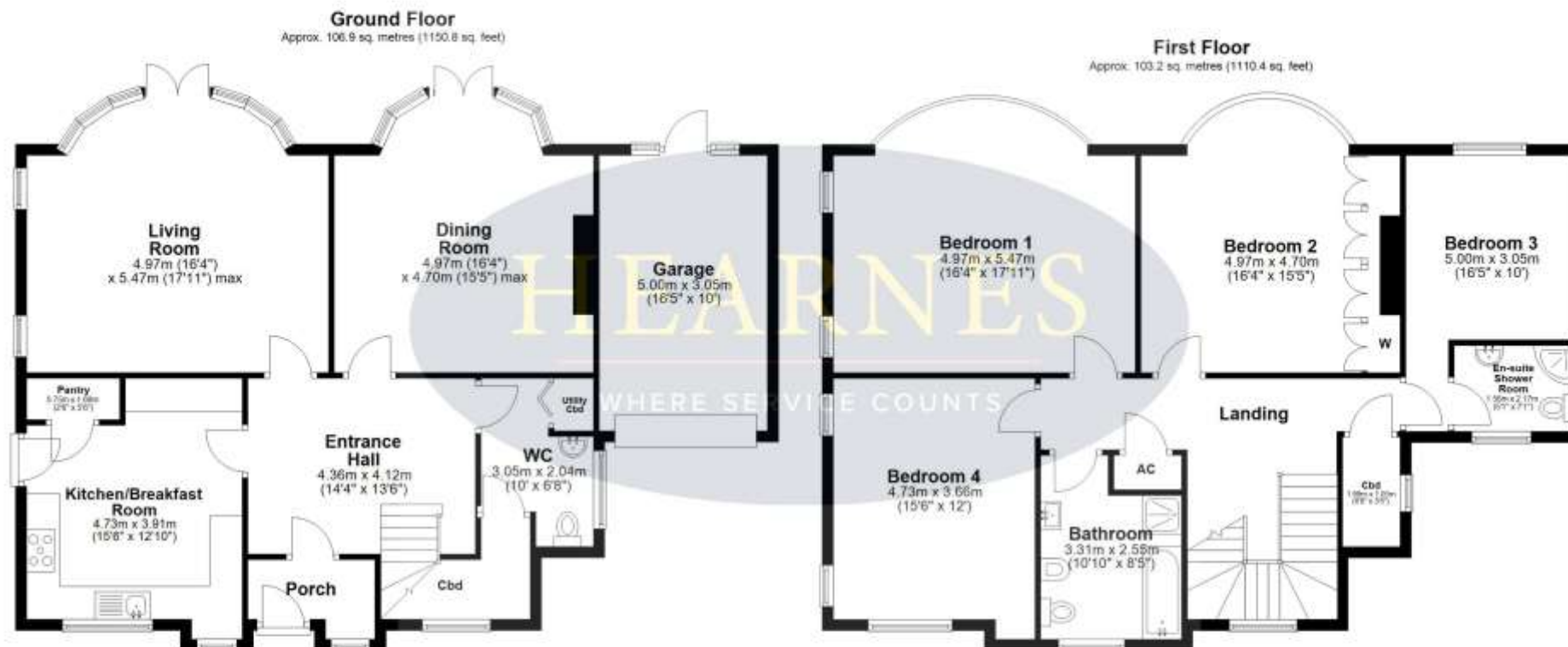
COUNCIL TAX BAND: G

EPC RATING: TBC

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.







Total area: approx. 210.1 sq. metres (2261.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.

Plan produced using PlanUp





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