



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to secure a secluded and spacious detached home, quietly positioned within one of Talbot Woods' most prestigious roads, just moments from the renowned West Hants Tennis Club. Tucked away from the road, this substantial and versatile residence offers a fantastic opportunity for updating and remodelling, set within a generous plot and benefitting from over 2,740 sq. ft. of accommodation, including a detached double garage and thoughtfully arranged living space.

Upon entering the property through a spacious enclosed porch, you are welcomed into an impressive entrance hallway with attractive character doors and a wide, turning staircase leading to the first floor. The ground floor features a generous living room with a feature bay window and brick-built decorative fireplace, opening into a formal dining room and a bright conservatory that overlooks the private gardens. Double doors from the dining room lead into an extended kitchen/breakfast room with a central island, which in turn flows through to a large utility area with direct access to the rear garden. A separate office, ground floor double bedroom with en-suite shower room, and a guest cloakroom further enhance the flexibility of the layout.

Upstairs, a galleried landing provides access to two well-proportioned bedrooms, including a spacious principal suite with dressing room and en-suite bathroom. Both bedrooms benefit from fitted wardrobes and enjoy views to the front. Bedroom two is served by a modern shower room featuring a walk-in shower enclosure, hand wash basin and WC. The first floor also benefits from ample eaves storage.

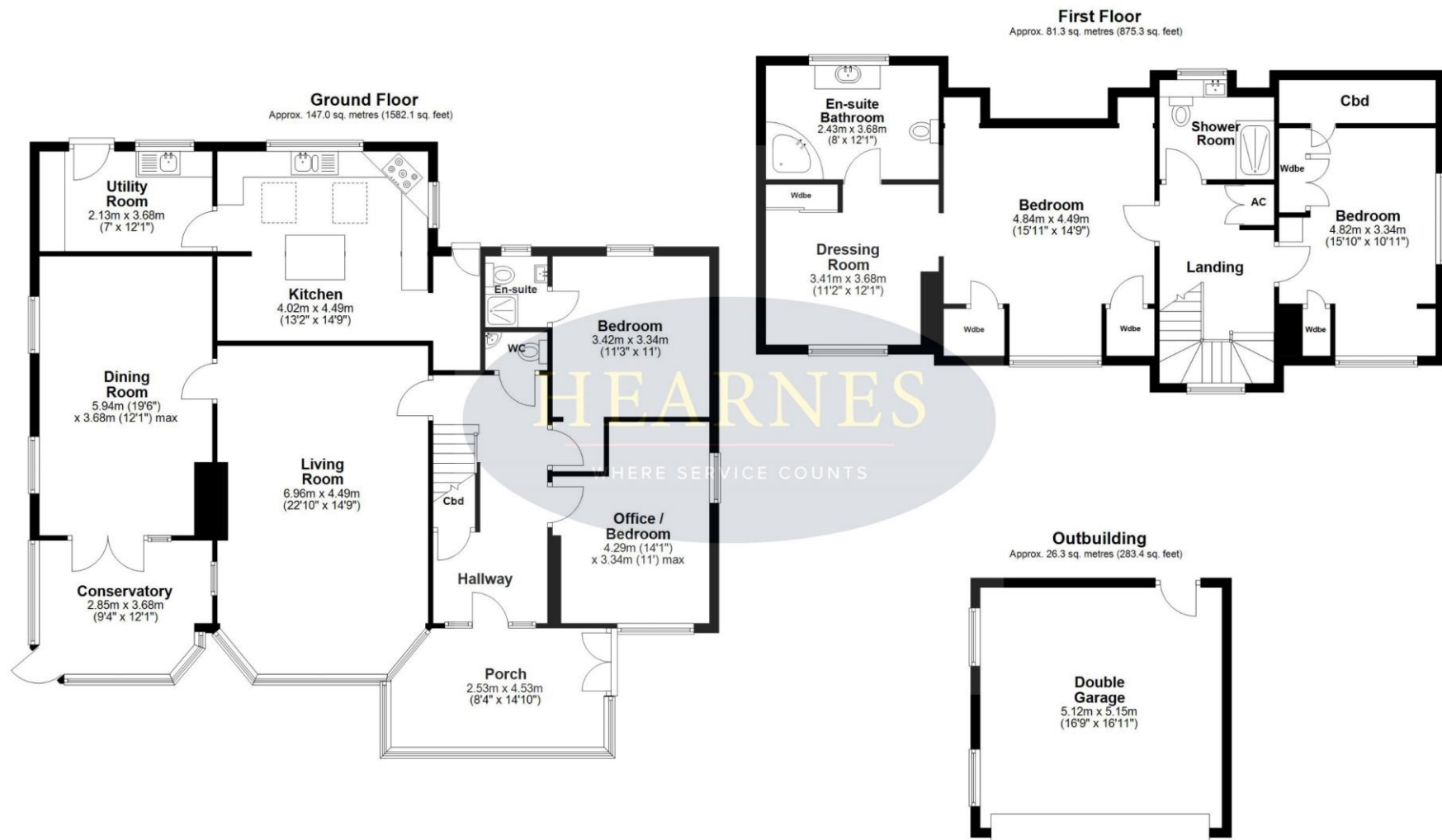
A particular feature of the property is the stunning, secluded front garden, beautifully landscaped with mature and established borders, offering a high degree of privacy. To the rear, there is a private courtyard garden and a growing area to the side of the property. A driveway provides ample off-road parking and leads to the detached double 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. 254.6 sq. metres (2740.8 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

