



HEARNES

WHERE SERVICE COUNTS

A superbly remodelled and substantial four double bedroom detached family home, ideally positioned between Talbot Woods, Westbourne, and Bournemouth Town Centre. Set on an elevated plot and finished to an exceptional standard throughout, this striking property combines stylish, high-specification interiors with beautifully landscaped gardens and an impressive cedar-clad garden room—ideal as a home office or gym.

The accommodation is arranged over two floors, beginning with a spacious entrance hallway featuring fitted storage and polished porcelain flooring, providing access to all principal ground floor rooms. A generous dual-aspect living room enjoys front and side-facing windows, with provision for a wall-mounted television and modern radiators. To the rear, a further reception room—currently arranged as a dining/day room—features triple bi-fold doors opening onto the garden and overlooking the landscaped front courtyard. The kitchen is fitted with a comprehensive range of wall-mounted and base units set beneath Quartz worktops, complemented by a matching central island with breakfast bar. Integrated Neff appliances include a five-ring gas hob with extractor, double oven, and dishwasher, with space for a freestanding fridge freezer. A rear-facing window and additional set of bi-fold doors provide both natural light and access to the garden. The ground floor also includes a WC with part-tiled walls, wall-mounted basin, brushed brass fittings, and a heated towel rail. Stairs lead to a spacious galleried landing giving access to four well-proportioned double bedrooms and a luxury family bathroom. The principal bedroom enjoys a dual aspect and benefits from a full range of fitted wardrobes and bedroom furniture. Its en-suite is finished to a high standard, with twin sinks, an oversized walk-in shower, marble-tiled walls, and chrome fittings. The remaining bedrooms are served by a family bathroom comprising a panelled bath, separate walk-in shower, composite basin with storage, WC with concealed cistern, marble-tiled walls, and tiled flooring. A useful study/utility room completes the first-floor accommodation.

The rear garden has been landscaped to include a porcelain-tiled patio, steps leading to a level lawn with mature shrub borders, and a raised section currently arranged with a dining area and a children’s play area. A cedar-clad, fully insulated and air-conditioned garden building with bi-fold doors provides a versatile space suitable for home working or use as a gym. To the front, a secluded courtyard garden has been carefully landscaped and leads to a covered side storage area running the length of the property, with access to the rear garden. A block-paved driveway provides off-road parking for multiple vehicles, with gated access to both sides of the property.

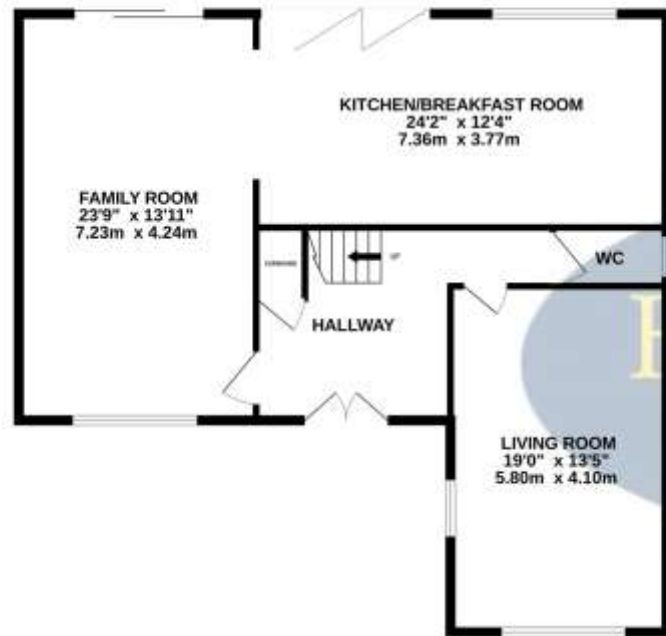
Council Tax Band: F

EPC Rating: D

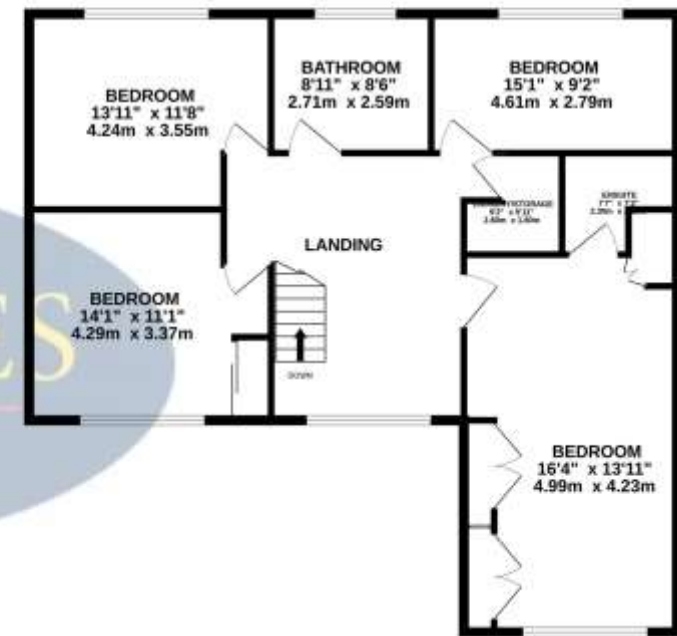
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



FIRST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.9 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

