



**HEARNES**  
WHERE SERVICE COUNTS

A simply stunning detached family home positioned in a prime location within the prestigious area of Talbot Woods. Situated on a beautifully landscaped, secluded plot, the property provides easy access to Bournemouth town centre and its award-winning sandy beaches, Westbourne, and The West Hants Tennis and Health Club. Spanning nearly 4,450 square feet and featuring bespoke, luxurious finishes, this residence has been transformed into a incredible family home.

Upon entering the home, an attractive entrance porch leads into a grand reception hall with a central staircase and galleried landing. There are two generous dual-aspect reception rooms, both at the front of the property and benefitting from feature bay windows. A standout feature of this property is the stunning and custom-designed open plan living, kitchen, and dining area, illuminated by ceiling lanterns that fill the space with abundant natural light. The high-specification kitchen boasts a substantial centre island with a breakfast bar and includes stone countertops, Fulgor Milano ovens, a Quooker tap, a concealed workstation, and further high-quality integral appliances. There is access to the beautifully landscaped rear garden and outdoor seating areas, a perfect spot to relax in the evening or dine al fresco. From the kitchen, there is a gymnasium which includes ample storage. A separate laundry room, featuring a fireplace and access to the rear garden, is equipped with ample storage, an integrated washing machine, tumble dryer, and a customized dog shower. The ground floor is further enhanced by a cloakroom and shower room.

On the first floor, an impressive landing provides access to all three bedrooms and the family bath/shower room. The master bedroom is a large double room with an adjoining dressing room, sun balcony, and a luxury en-suite. Bedroom two is another spacious double, while the remaining bedroom is served by another beautifully refitted family bath/shower room. On the second floor, a spacious bedroom suite with a beautifully fitted shower room provides ideal and comprehensive guest accommodation.

Externally, a spectacular private garden is beautifully landscaped with an extensive decked sun terrace, incorporating a hot tub. The spacious level lawn is bordered by shrubbery and is complete with an external garden office. The driveway is accessed via electrically operated gates and provides ample off-road parking.

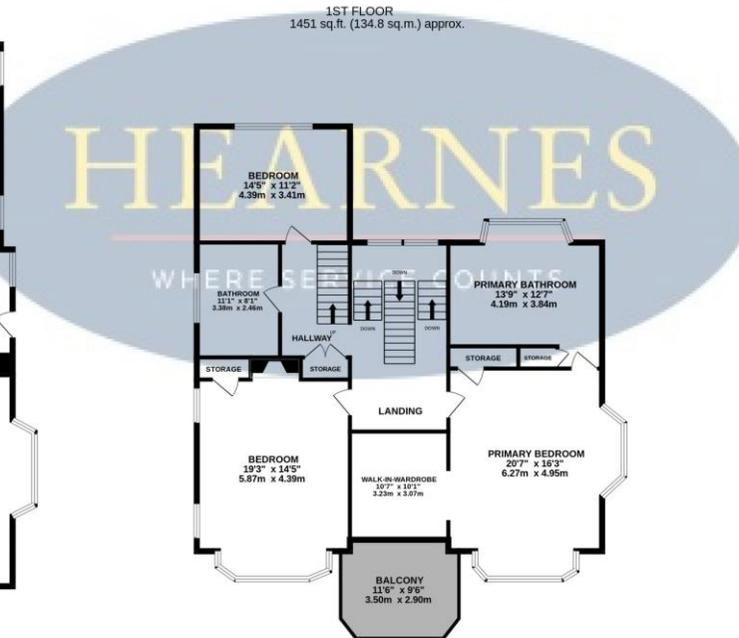
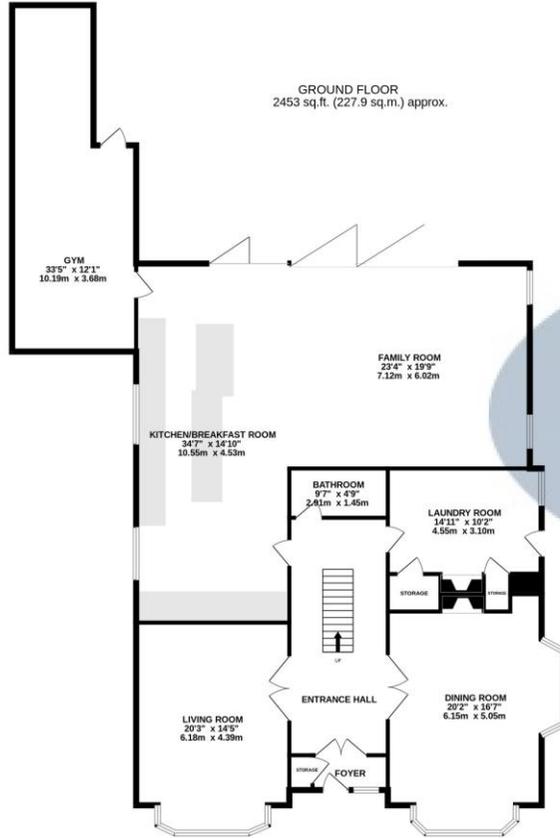
**COUNCIL TAX BAND: G**

**EPC RATING: C**

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 FLOOR AREA : 4355 sq.ft. (404.6 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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