



HEARNES
WHERE SERVICE COUNTS

A truly exceptional family home set within a secure and private plot having undergone a complete refurbishment to an exacting standard throughout creating approximately 6,655 square feet of accommodation. This stunning family home is situated on one of Talbot Woods most favourable roads moments from Meyrick Park Golf course and being within easy reach of both Westbourne and Bournemouth Town Centre, transport links and the popular West Hants Tennis and Leisure Club.

The high specification finish is evident throughout from entering the property into an impressive entrance hall leading to the three principal reception rooms including a living room, lounge and dining room. All three rooms benefit from beautiful feature fireplaces and bay windows, all enjoying a pleasant outlook over the front landscaped garden. A luxury fitted kitchen offers a comprehensive range of units and premium brand appliances opens into both a bright and airy conservatory with sauna, shower/changing room and doors leading to the rear courtyard. A particular feature of the property is the pool complex with sauna, shower/changing room and doors leading to the rear courtyard. The downstairs accommodation is completed with two utility rooms, WC and access to the property's double garage with electric up and over door.

The first floor comprises a galleried landing plus five bedrooms, each of which boasts luxury en suite shower or bathroom facilities. Naturally, the master bedroom suite also includes a dressing area whilst bedroom two has a private balcony overlooking the gardens and a exceptional ensuite with stand-alone bath, double wash basins and walk in shower.

The top floor has been converted to an especially spacious room complete with a sitting area and its own WC - a perfect playroom or hub for anybody working from home.

Externally the property is situated within private plot secured by attractive wrought iron fencing installed by the current owners. To the side of the property a courtyard area provides access to the kitchen, pool complex and front garden with a large seating area ideal for Al fresco dining lead. To the rear of the garden a detached lodge leads round to the properties substantial plant room. The remainder of the garden is mainly laid to a large level lawn mature shrub border. To the front electrically operated gates leads to a repaved driveway providing ample off-road parking and an electric double garage.

COUNCIL TAX BAND: H

EPC RATING: D

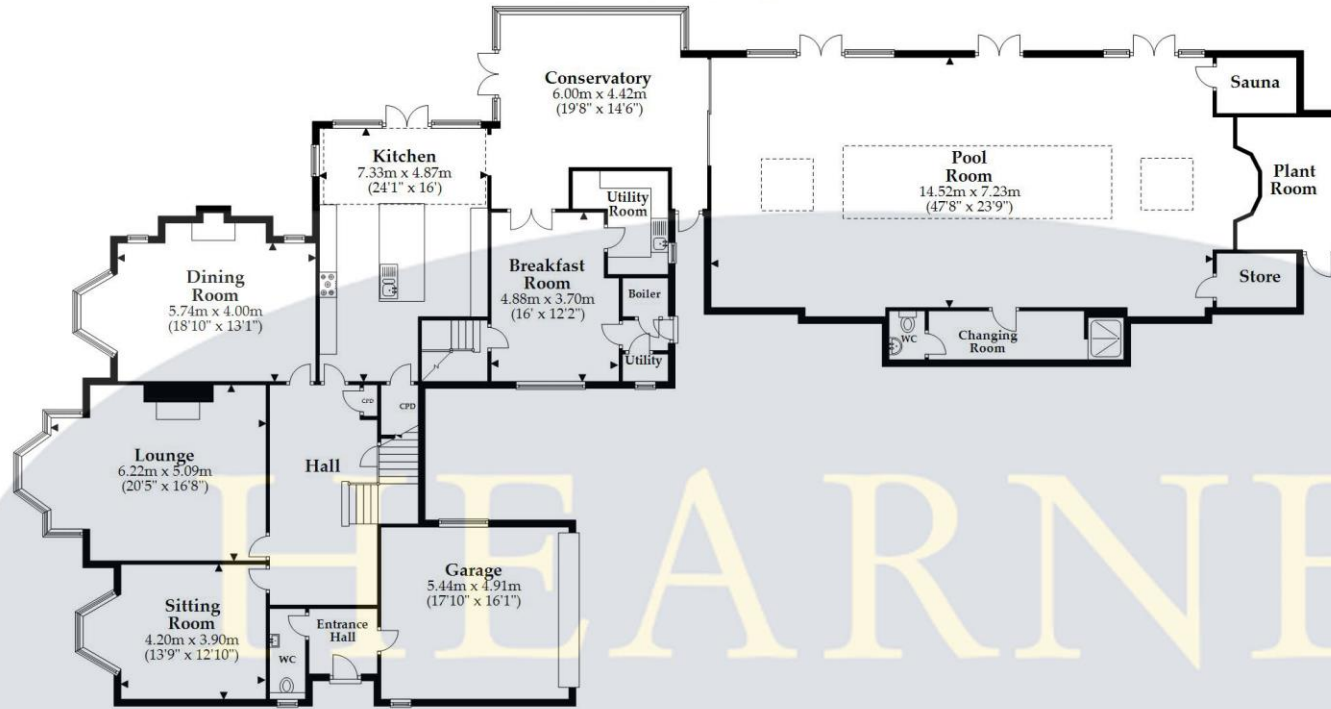
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





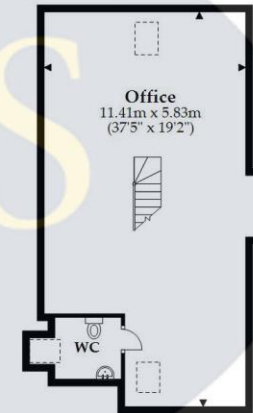
Ground Floor

Approx. 371.1 sq. metres (3994.3 sq. feet)



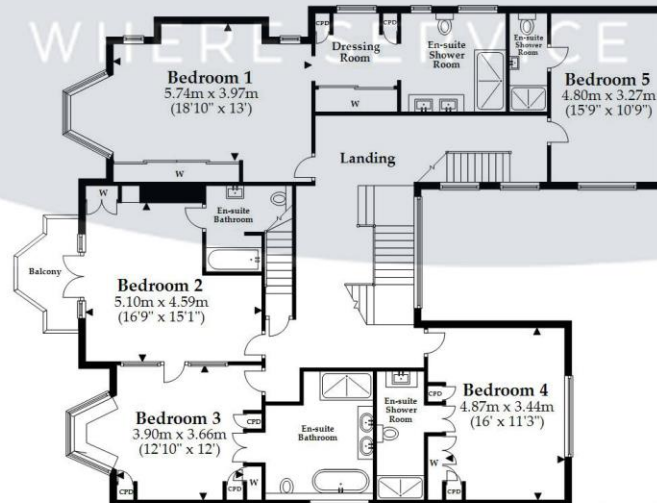
Second Floor

Approx. 65.5 sq. metres (704.8 sq. feet)



First Floor

Approx. 181.8 sq. metres (1956.4 sq. feet)



Total area: approx. 618.3 sq. metres (6655.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Birmingham





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www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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