



HEARNES

WHERE SERVICE COUNTS

A substantial detached, Arts and Crafts, character home situated in impressive, private grounds within the highly sought after Talbot Woods location whilst being within easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. The property has been superbly maintained by the current owners, whilst offering in excess of 4300 sq ft of accommodation and featuring three substantial reception rooms, six bedrooms with luxury master bedroom suite, spacious kitchen/breakfast room along with private, southerly facing gardens featuring an outdoor swimming pool.

On entering the property a grand entrance hall, with feature solid oak staircase leading to the first floor, provides access to all ground accommodation with three spacious reception rooms, all offering beautiful outlooks across the private gardens and featuring large bay windows with the two principal reception rooms overlooking and providing direct access onto the rear gardens. A spacious kitchen/breakfast room offers a delightful dual aspect outlook whilst also leading onto the rear garden with the kitchen offering a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a full range of integrated appliances. The ground floor accommodation is complete with a separate utility room and WC.

Situated on the first floor are four of the property's bedrooms, all of which are impressive double rooms with the spacious master bedroom suite featuring fitted wardrobes and a stunning master bathroom suite featuring a WC, dual wash hand basin, walk in shower enclosure and large bath set within the feature bay window. The first floor accommodation is complete with a further, modern fitted family bathroom and additional WC.

Completing the accommodation, on the second floor, are two further double bedrooms and modern shower room which offer an ideal self contained living area or guest floor.

Externally the property features a private, southerly facing rear garden offering a substantial area laid to lawn along with a generously sized patio seating area adjoining the rear of the property offering an ideal area for outdoor dining and entertaining. The gardens offer a high degree of privacy and further benefit from an outdoor swimming pool. The property is approached via electronically operated gates which leads to an attractive block paved driveway offering ample off road parking and leading to a detached garage.

EPC RATING: E

COUNCIL TAX BAND: G

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.





Talbot Avenue, Bournemouth, BH3

Approximate Area = 3804 sq ft / 353.4 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

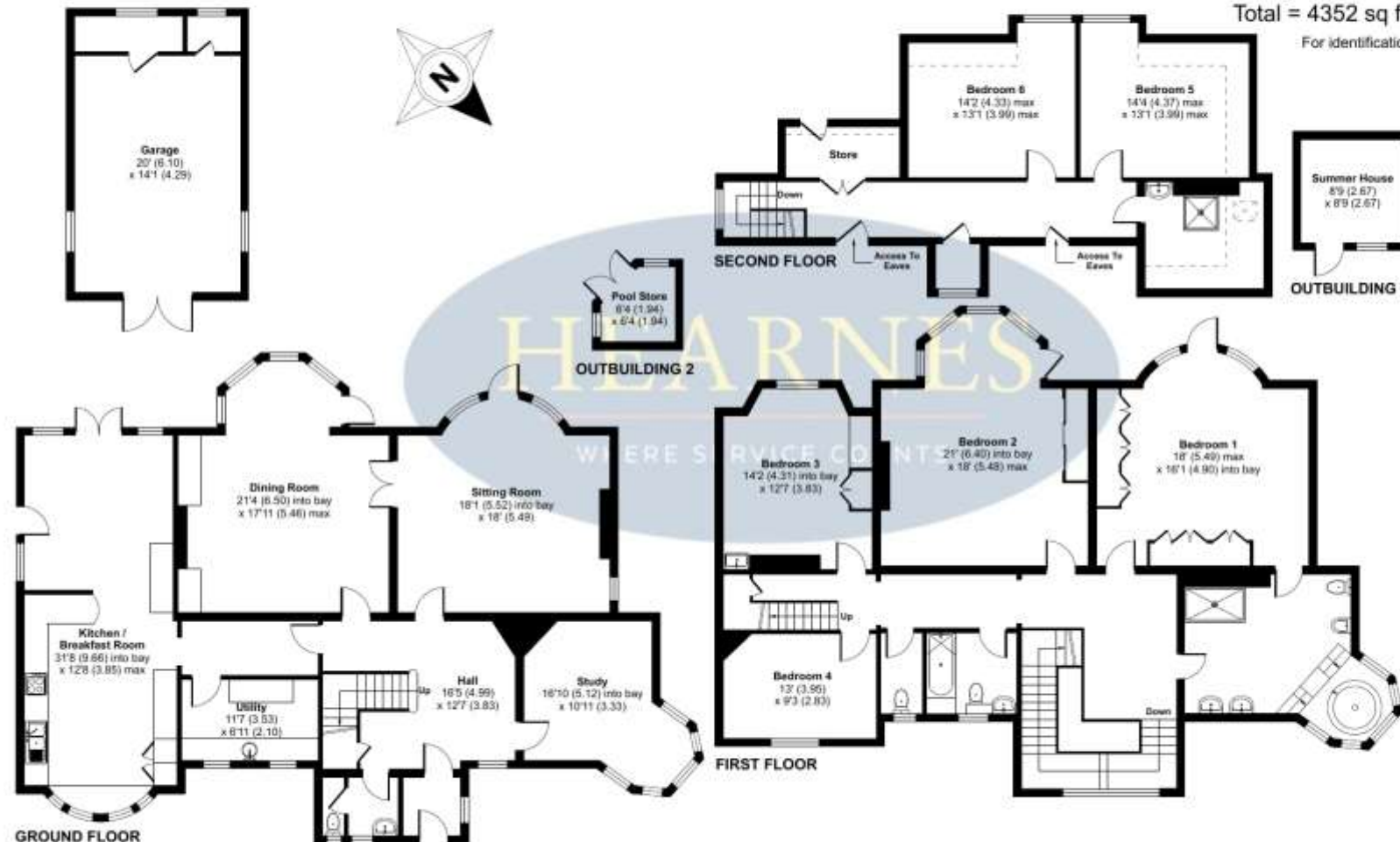
Garage = 329 sq ft / 30.5 sq m

Outbuildings = 112 sq ft / 10.4 sq m

Total = 4352 sq ft / 404.3 sq m

For identification only - Not to scale

Denotes restricted head height







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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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