



HEARNES
WHERE SERVICE COUNTS

FREEHOLD – GUIDE PRICE - £1,475,000

A substantial four bedroom, four bathroom detached character home situated in a premier location within the sought after Talbot Woods. The property offers generous living accommodation throughout including a large conservatory, open plan kitchen and generously sized rear garden. The property is situated within easy reach of transport links, the popular West Hants Tennis Club whilst Bournemouth Town Centre with its award winning sandy beaches being only a moments drive away.

On entering the property a grand entrance hall provides access to all principal ground floor accommodation. A particular feature of the property is the superbly appointed, luxury kitchen/breakfast room comprising a comprehensive range of floor and wall mounted units finished with a contrasting work surface and complimented with a full range of integrated appliances including a double oven and coffee machine. The kitchen leads to a separate utility room and cloakroom. A spacious living room leads into a dining room, all situated at the rear of the property, with the living room opening into an impressive conservatory measuring in excess of 35ft. The conservatory overlooks and provides access onto the rear garden. Completing the ground floor accommodation is a further reception room which is currently being used as an additional living space along with a ground floor bedroom complimented with a dressing room and luxury en suite bathroom.

Situated on the first floor are three bedrooms all of which are double in size with two being served by luxury en suite bathrooms. Completing the accommodation is an additional shower room.

The beautifully landscaped rear garden offers a high degree of privacy being mainly laid to lawn with a range of attractive shrub borders along with a brick built barbeque and large patio seating area adjoining the rear of the property. The front of the property is approached via electronically controlled gates with a carriage style driveway providing ample off road parking. The property benefits from the most beneficial tariff for its solar panels resulting in potential surplus for the combined gas and electric bills.

COUNCIL TAX BAND: G

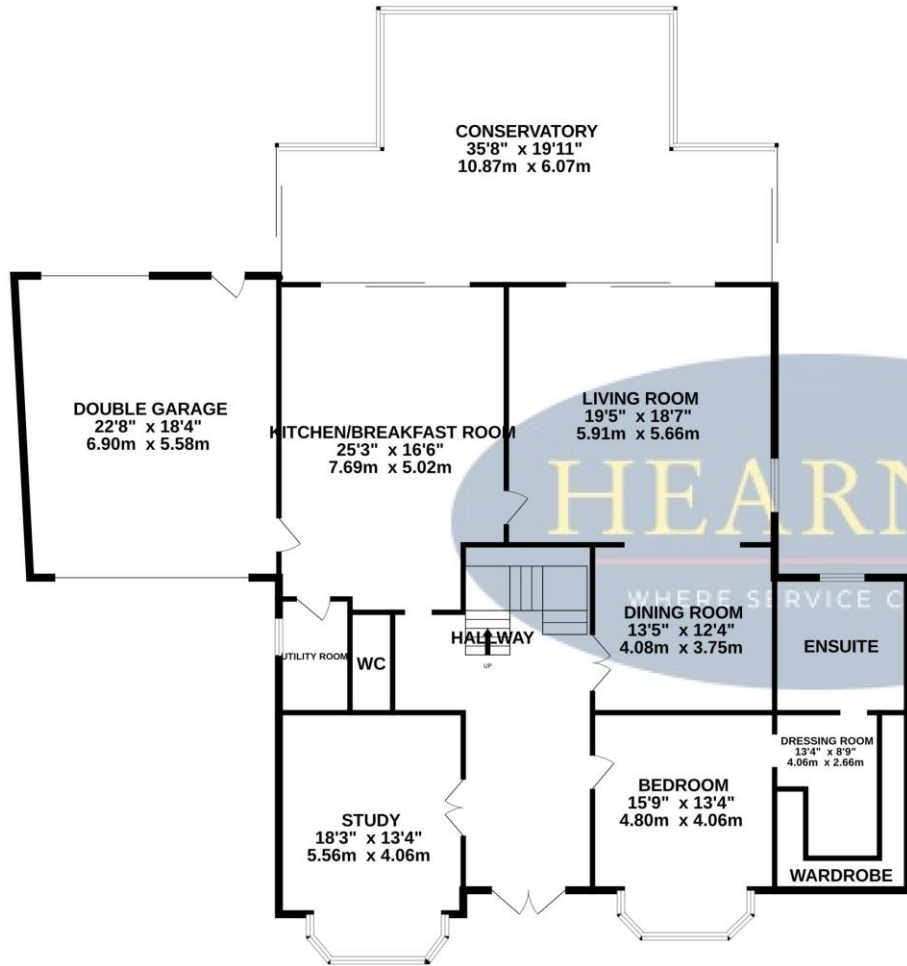
EPC RATING: C

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.

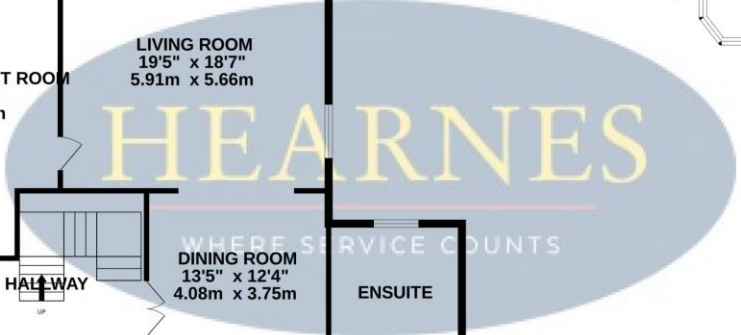
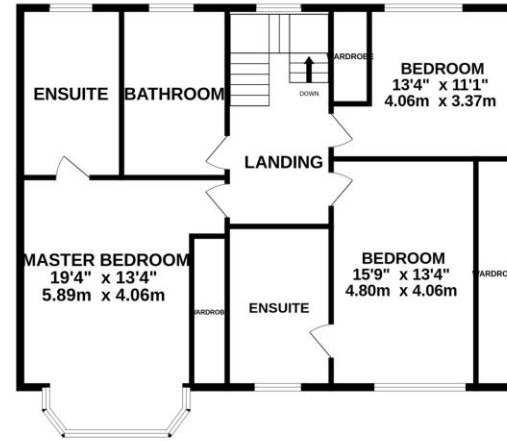




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2928sq.ft. (272.0 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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