



A beautifully remodelled and secluded detached home, set in an idyllic semi-rural location within the ever-popular village of Throop. Just moments from Throop Mill and miles of picturesque riverside walks along the Stour, the property also enjoys excellent convenience with Castlepoint Shopping Centre less than 2 miles away and Bournemouth town centre — with its array of shops, restaurants, and award-winning beaches — approximately 4 miles distant. An internal viewing is strongly recommended to fully appreciate the quality and style on offer.

On entering, a spacious hallway with oak flooring leads to all ground floor accommodation and stairs rising to the first floor. To the front, a bright living room features a charming bay window and log burner, while a versatile reception room/bedroom four is positioned to the side, served by a superbly re-fitted shower room with oversized enclosure, WC and wash basin. At the heart of the home lies an extended kitchen/dining/family room with oak flooring, remote control stove and bifolding doors opening onto the rear decked area and garden. The kitchen is fitted with an extensive range of units, quartz work surfaces and a suite of integrated NEFF appliances including double oven, induction hob, fridge/freezer, dishwasher and wine cooler. From the family space, a door connects to an impressive boot room with bespoke integrated storage and a door onto the front of the property.

Upstairs, the landing gives access to three double bedrooms and a family bathroom. The primary suite overlooks the rear garden and boasts a vaulted ceiling, large wardrobe, and luxuriously appointed en-suite shower room. Bedrooms two and three are both doubles with integrated wardrobes feature vaulted ceilings, while the main bathroom is fitted with a stylish suite including bath, WC and wash basin.

Outside, the property boasts a generous and secluded rear garden with a sunny southerly aspect. A raised terrace with electric awning adjoins the house, perfect for outdoor dining and entertaining, while the remainder is laid to lawn and framed by beautifully mature planting. To the rear, there are multiple seating areas together with an impressive garden room, currently arranged as a cinema room but equally well-suited as a home office or further accommodation. The garden also benefits from a spacious workshop and shed. To the front, a spacious driveway provides ample off-road parking.

Council Tax Band: F

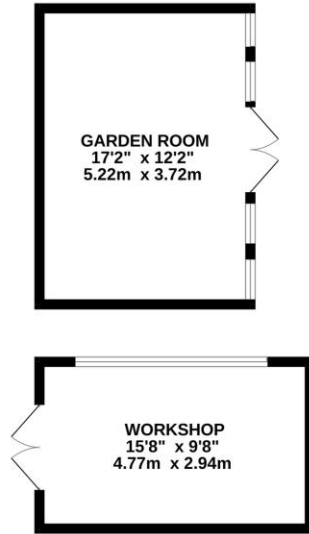
EPC Rating: C

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.

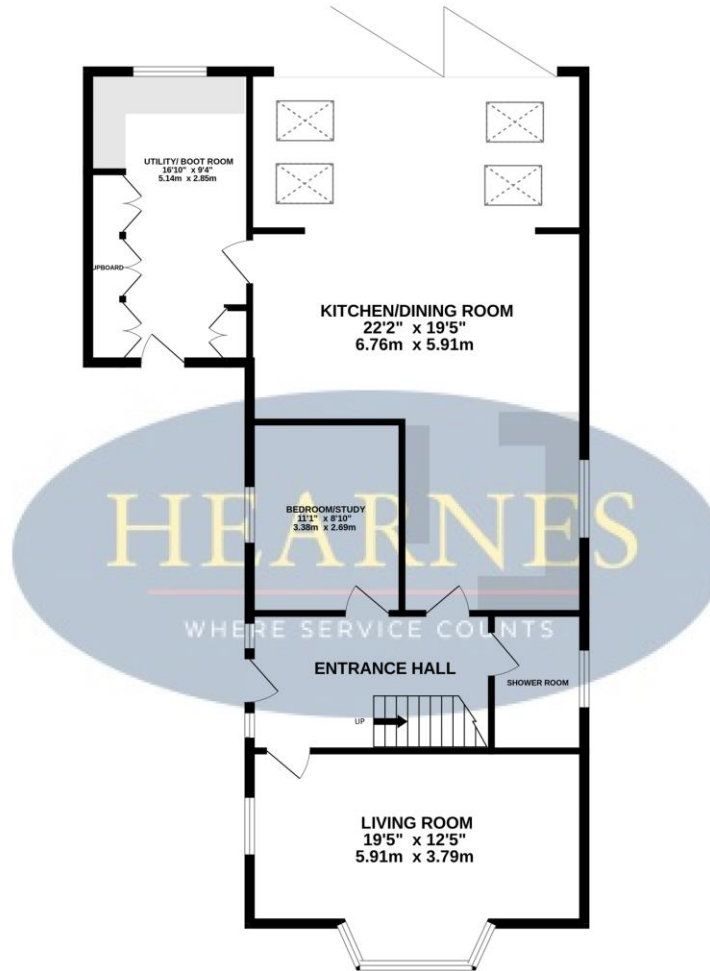




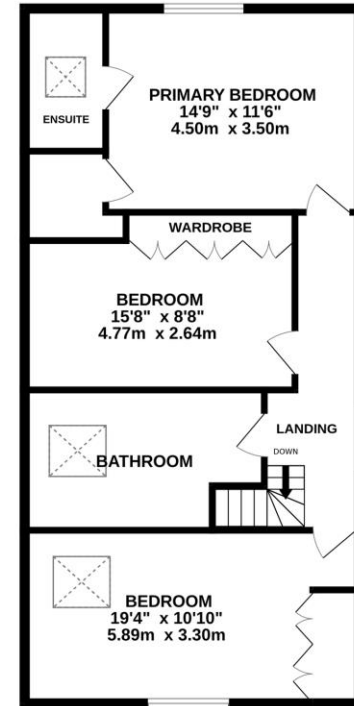
OUTBUILDINGS



GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



FIRST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 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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