



A superbly presented four/five-bedroom detached chalet-style home, offering generous and versatile living accommodation throughout. Ideally located in the highly sought-after area of Talbot Woods, the property is within easy reach of Bournemouth Town Centre, excellent transport links, and the popular West Hants Leisure Club. Key features include two spacious reception rooms, a snug, three bath/shower rooms, an integral garage, and a sunny aspect rear garden. An internal viewing is highly recommended to fully appreciate the space, quality, and setting this impressive home has to offer.

On entering the property, a welcoming hallway provides access to all ground floor accommodation. An impressive living room with feature fireplace and log-burning stove overlooks and opens onto the rear garden. The kitchen/breakfast room, also with direct garden access, offers a comprehensive range of floor and eye-level units finished with a contrasting work surface and provides space for a full range of appliances. A separate dining room, measuring in excess of 24 ft, also provides further access to the garden. The ground floor is complete with a double bedroom, a modern fitted shower room, a separate WC, and a further snug/ground floor bedroom, which also offers internal access to the garage.

Situated on the first floor are three further well-proportioned bedrooms, with the principal bedroom benefitting from an en suite shower room. Completing the accommodation is a separate family bathroom comprising a WC, wash hand basin, bath, and separate shower enclosure.

The property enjoys a large, private rear garden, predominantly laid to lawn and bordered by a variety of mature shrubs and hedging, providing a pleasant and secluded outlook. A decked seating area adjoins the rear of the property, complemented by a summer house and a further paved seating area toward the end of the garden—ideal for outdoor entertaining. To the front, an attractive block-paved carriage driveway provides ample off-road parking and leads to a single garage.

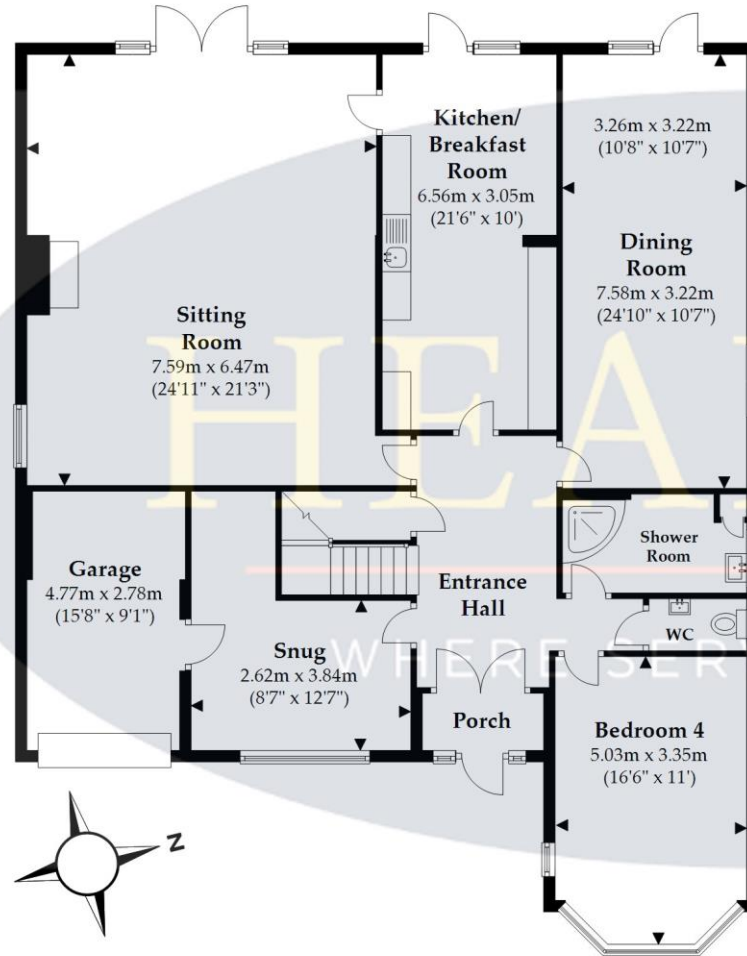
COUNCIL TAX BAND: F EPC: D

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.



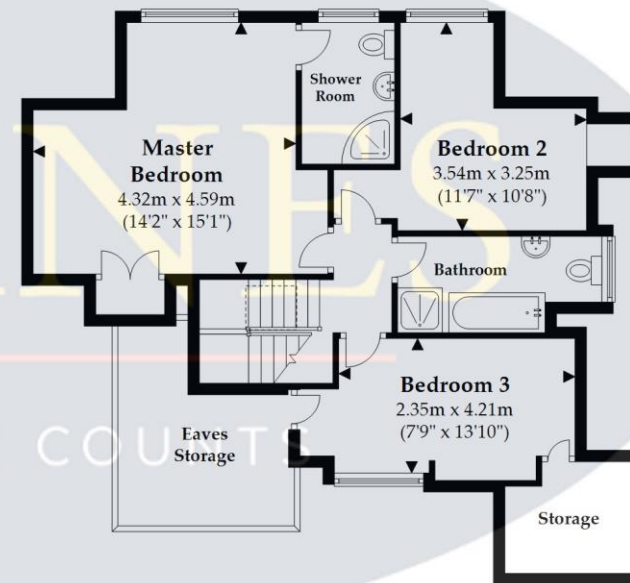
Ground Floor

Approx. 162.9 sq. metres (1753.4 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Eaves Storage is not
included in the floor area
calculations

Total area: approx. 225.7 sq. metres (2429.0 sq. feet)



Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.
LJT Surveying Ringwood

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

