



HEARNES

WHERE SERVICE COUNTS

Talbot Woods, Bournemouth

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FREEHOLD PRICE OIEO £1,000,000

A substantial five bedroom, three reception room detached character home situated on a generously sized private plot within one of Bournemouth's most sought after locations. Within easy reach of the popular West Hants Leisure Club, the highly regarded Talbot Heath School and about a mile distant from The Club at Meyrick Park with its 18 hole golf course set in over 120 acres of scenic parkland. Bournemouth Town Centre lies approximately 1.5 miles away with its comprehensive range of bars, shops and restaurants along with the award winning sandy beaches, also offering a mainline rail connection to London Waterloo in approximately 2 hours.

On entering the property an impressive entrance hall, with stairs leading to the first floor landing, provides access to all ground floor accommodation. The property features two impressive reception rooms overlooking the front aspect. A further reception room, currently utilised as a study overlooks and provides access onto the rear garden. A spacious kitchen/breakfast room also overlooks and provides access to the rear garden whilst offering a comprehensive range of floor and wall mounted units. The ground floor accommodation is complete with a walk in pantry cupboard, separate utility room and WC.

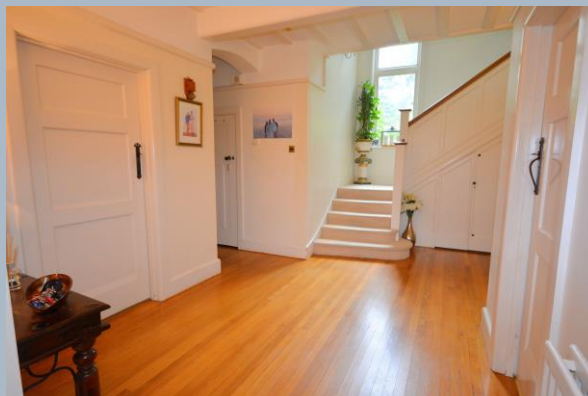
A first floor landing offering an outlook across the rear garden leads to the property's five bedrooms all of which are double in size with the master bedroom benefitting from fitted wardrobes and an en suite bathroom. The accommodation is complete with a modern fitted family bathroom.

Externally the property features a large rear garden offering complete privacy whilst being mainly laid to lawn and featuring a decked seating area. To the front a tarmacadam carriage style driveway provides ample off road parking and leads to a detached garage.

COUNCIL TAX BAND: G

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.







Total area: approx. 289.0 sq. metres (3110.5 sq. feet)





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