



38 Little Forest Road Talbot Woods,
Bournemouth, Dorset BH4 9NW

HEARNES

WHERE SERVICE COUNTS



38 Little Forest Road, Talbot Woods, Bournemouth, Dorset BH4 9NW

Freehold Price £1,250,000

A quite unique Art Deco 5 bedroom detached family home originally constructed in 1934 and purchased by the present owners some 39 years ago. This lovely home is set on a level plot approaching 0.6 of an acre in the most prestigious road in Bournemouth within the sought after area of Talbot Woods. The property has been lovingly improved and maintained by the present owners and is immaculately presented throughout, if now somewhat dated in key areas, offering enormous potential for an incoming family to personalise, convert and extend to provide them with a home for the next generation.

The property offers 4,133 sq ft of internal accommodation plus an integral double garage which would lend itself to converting into further ground floor accommodation, as well as a further attached storeroom and a substantial outbuilding with double glazed greenhouse and attached store. The top floor has been added to the main accommodation and is currently accessed by a space-saver staircase. It is a wonderful, versatile space including a games room, shower room and sitting room/office with views over the 12th hole of Meyrick Golf Course.

- Splendid 4,133 sq ft Art Deco family home
- 5 bedrooms, 3 bath/shower rooms
- Approaching 0.6 acre level plot with gate onto 12th hole of Meyrick Park Golf Course
- Widely considered as the most prestigious road in Talbot Woods
- Offering potential for extension/conversion and personalization for the next generation family home
- Lovingly maintained and improved over the 39 years of the current owners' occupation
- Double garage and generous driveway
- Beautifully laid gardens offering seclusion, an irrigation system, sunny and shady areas, fruit cages, vegetable plot, double glazed greenhouse, garden stores, patios and pond and even an original air raid shelter.
- Security system; solar panels for hot water heating; double glazing

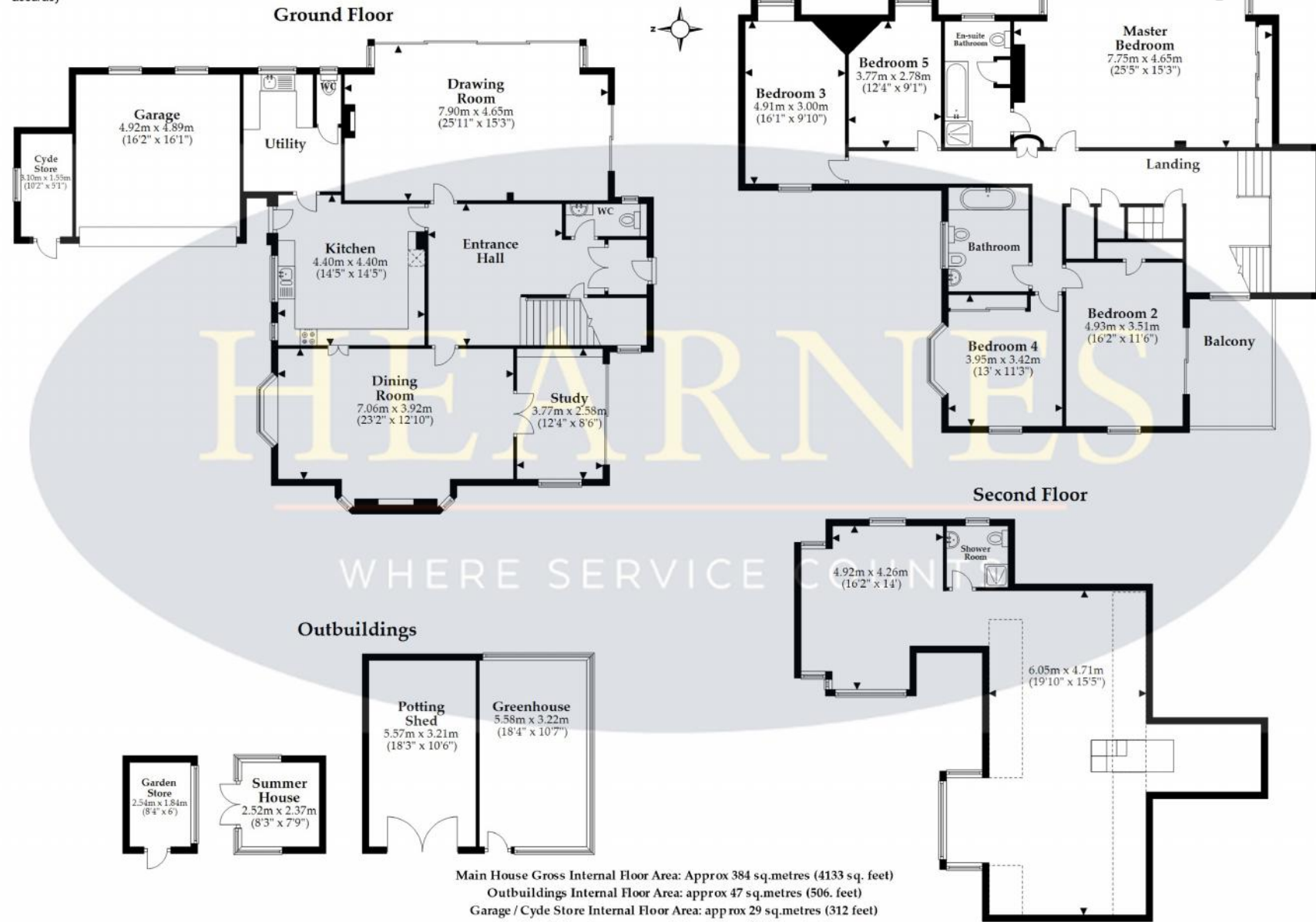
Little Forest Road is widely regarded as one of the most prestigious roads in Bournemouth and is set within Talbot Woods backing directly onto Meyrick Park Golf Course. Within this area is the highly regarded Talbot Heath School, West Hants Tennis and Leisure Club and Bourne Valley Nature Reserve which is a splendid area for walking and running. Another area close by for dog walking is Meyrick Park itself as well as Pugs Hole on Glenferness Avenue. Westbourne Shops are approximately one and a half miles away and Bournemouth Town Centre is less than two miles away with the sandy bathing beaches a similar distance. The area is well served by schooling in both the private and public sectors including the Grammar Schools in both Bournemouth and Poole. London 110 miles. Southampton 35 miles. Portsmouth 50 miles. Bournemouth Airport 7 miles. EPC Rating: D







Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy



This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE