



AN IMPRESSIVE 6 BEDROOM FAMILY HOME, IN PRESTIGIOUS TALBOT WOODS LOCATION

TALBOT WOODS, BOURNEMOUTH

Guide price £1,575,000 Freehold

savills



SOUTH FACING LEVEL REAR GARDEN

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3 receptions ♦ Kitchen/breakfast room ♦ 6 bedroom ♦ 4 bathrooms (1 en suite) ♦ Utility ♦ Boot room ♦ 2 Garages ♦ Ample off road parking ♦ EPC rating = E

Situation

Little Forest Road is widely regarded as the most prestigious road in Talbot Woods which in turn is Bournemouth's premiere residential area. It runs adjacent to Meyrick Park golf course which can be accessed approximately 300 yards away in Elgin Road. The golf course is designated public open space thereby offering an attractive area for walking, as is Bourne Valley which can be accessed approximately half a mile away at the end of East Avenue. Other local facilities include the superb West Hants Tennis and Leisure Club and the club at Meyrick Park with its Leisure and Fitness Centre all within easy reach.

West Hants Tennis Club – 0.5 mile
Talbot Heath School – 0.5 mile
Bournemouth Town Centre and beach beyond – 2 miles
Bournemouth train station – 2 miles
London 110 miles (1 hour 50 minutes by train)
Bournemouth Airport – 8.4 miles

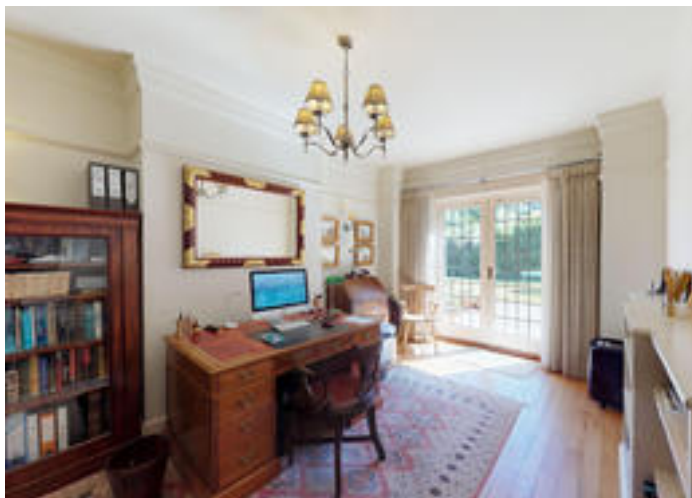
All times and distances are approximate

Description

This imposing detached house stands on a good size plot with deep frontage and secluded wrap a round garden and offers direct access of 20 yards from the rear garden to Meyrick Park, perfect for the fitness enthusiast or dog walker.

This delightful property has retained much of the original character and charm from when it was constructed in circa 1926. However it has been extensively modernised by the current owners to an extremely high standard to facilitate modern luxury living.

Attractive features of this property include: High ceilings, solid oak flooring to the sitting room, study, dining room and reception hall and original tiled flooring to the entrance lobby and ground floor wc. Additional features include: Leaded windows, solid wood doors with original door furniture, picture rails, modern and reconditioned radiators with traditional styling. The individual theme to each reception room includes wall paper by Zoffany, Mulberry and Cole and Son, each design adding a different dimension and character to the decoration.



Ground floor

The entrance leading to the reception hall with an impressive oak panelled staircase to the first floor highlighted by leaded light windows, fusing ample light into the property.

The two main reception rooms have deep bay windows and impressive fire surrounds both housing log burners and the study offers direct access to the paved terrace and garden beyond.

The stunning kitchen/breakfast room has bespoke designed units by "Handmade Kitchens of Christchurch" complemented by solid wood and Quartz work surface. Integrated appliances include: two fridges, dishwasher, "Quooker" hot tap and an Total Control 3 oven Aga with two hot plates, and 2 supplementary gas hob burners. . From here is a most convenient walk in larder, separate utility, large walk in under-stairs cupboard, ideal as wine storage and access to the boot room.

First floor

There are four double bedrooms on this level, family bathroom, separate shower room and additional storage. Both the master and bedroom two have the deep bay windows and all bedrooms have views over the garden. The en suite to the master has twin basins, walk in shower and underfloor heating.

Top floor

This is ideal as teenager/guest accommodation. The family have created an urban feel with full height themed city wall paper on the stairwell. There are two double bedrooms both with the original wrought iron fire places which are serviced by a large shower room, with an oversized corner shower, brick tiling and inset ceiling lights. There is also boarded roof-space storage.

Outside

To the front, two sets of wrought iron gates lead to ample off road parking and garage. The front garden is laid to lawn with a designated children's activity area.

To the rear, directly abutting the property is a semi circular terrace ideal for sunbathing and entertaining with an additional circular dining area catching the evening sun. The garden is mainly laid to lawn and bound by seasonal and well established trees and bushes complimented by stunning herbaceous borders.

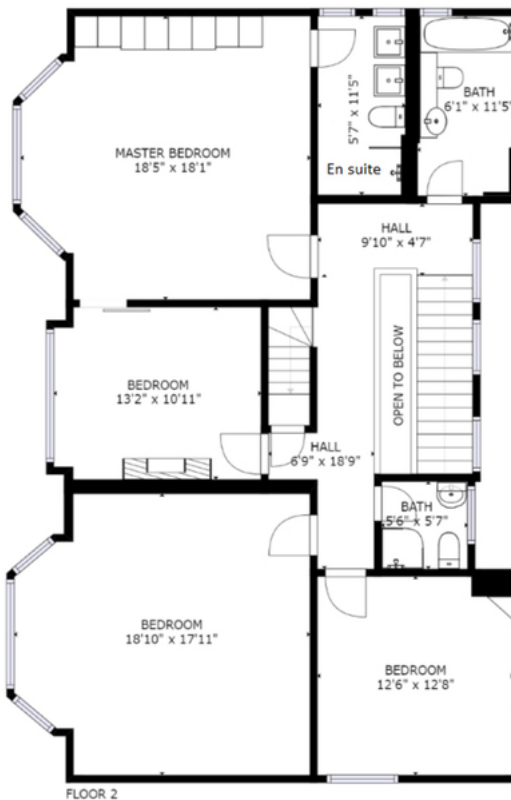
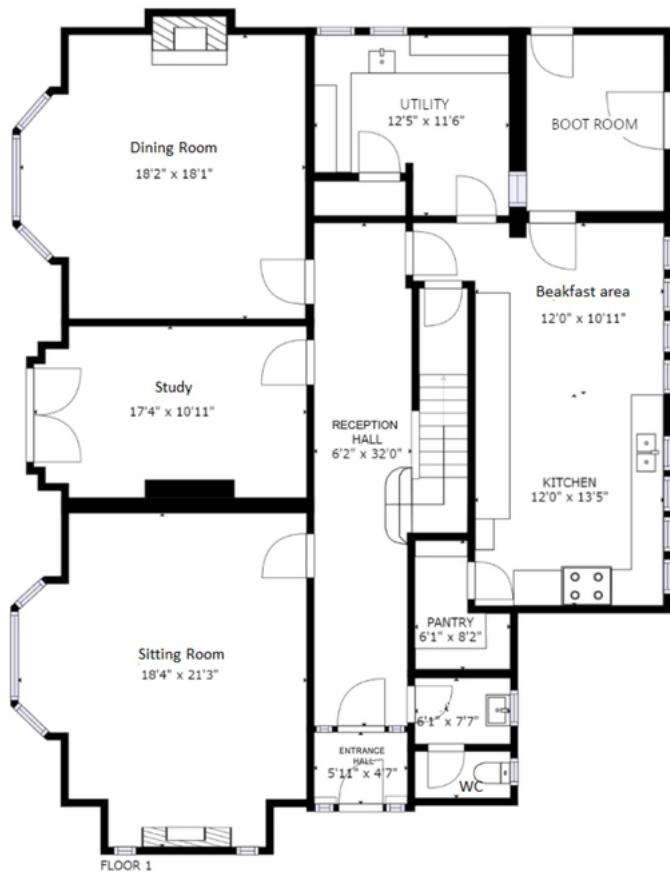
A green house and composter for the keen gardener and wood store to the rear courtyard. A perfect family garden offering a wonderful feel of seclusion with the added bonus of the direct access onto Meyrick Park golf course.

Viewing:

Strictly by appointment with Savills



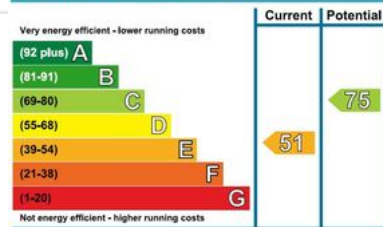




GROSS INTERNAL AREA
FLOOR 1: 1712 sq ft, FLOOR 2: 1345 sq ft
FLOOR 3: 561 sq ft, EXCLUDED AREAS:
PORCH: 98 sq ft, REDUCED HEADROOM BELOW 1.5M: 23 sq ft
TOTAL: 3618 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



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