





## HOUSE & SON

House & Son are delighted to be favoured with marketing instruction for this stunning and stylish family home in this sought after location of Bournemouth, nestling within close proximity to Myrick Park, Talbot Woods, supporting good primary and secondary schools including Grammar. There are two recreational grounds, several sport clubs, good road travel links to further afield Bournemouth train station and travel exchange are approximately within one and a half mile away. This exceptional family home has been well maintained by current owners, who have enjoyed the benefits of this location for the past 20 years. The accommodation boasts four double bedrooms, four reception rooms, a luxury appointed kitchen/breakfast room with direct access into the second lounge with overview of mature private garden, a "must have" utility room, well proportioned four piece bathroom with free standing double ended bath, ground floor WC and on-point décor finishing throughout. An elegant, stylish and well proportioned home - A MUST SEE PROPERTY! Seller re-locating.

## ENTRANCE

Composite front door with obscure double glazed side panels. Porch with tiled floor, provision for shoes/coats etc. Recessed downlighters. Multi panelled. Door to

## FEATURE ENTRANCE HALL

**21' 0" x 8' 0" (6.4m x 2.44m)**

Oak wood flooring. Decorative radiator cover with display shelving. Tall ceilings. Feature stairwell with original newel posts and "arts and crafts" spindles detail. Understair storage.

## GROUND FLOOR WC

Obscure double glazed window to front. Dado rail. Half tiled walls, low level WC. Corner wash hand basin. Extractor fan.



## SITTING ROOM/DINING ROOM

**29' 2" x 17' 5 max into bay" (8.89m x 5.31m)**

Double glazed double bay windows to front with private outlook to screening hedge.

## SITTING ROOM

Deep reception room with tall ceilings. Feature fireplace with raised hearth, inset log burner. Two small leaded and stained glass windows. Coved ceiling, recessed ceiling downlighters. Radiator with decorative cover. Square arch to

## DINING ROOM

Two original small leaded light and stained glass windows to side. Decorative radiator cover. Natural light in abundance. A seamless flow of a bright and airy space throughout these two reception rooms. The decoration is light grey which "picks up" with the "wooden" floor finish. A stylish and charming inviting space.

## STUDY/WORK FROM HOME

**10' 5" x 9' 0" (3.18m x 2.74m)**

Glazed feature leaded light window to front. Built in storage and media desk. Decorative radiator cover. Oakwood flooring. Coved ceiling.

## KITCHEN/DINER/BREAKFAST ROOM

**19' 5 max" x 10' 5" (5.92m x 3.18m)**

The kitchen is recently appointed and finished with wooden cabinets and stone work top surfaces. Kitchen cabinets finished in a light grey. One and a half bowl sink unit with matt chrome effect, mixer taps over. Fitted range of eye level cabinets, undercounter lighting. Further eye level glass fronted display cabinets and centralised breakfast counter for pull up stool. Fitted base units incorporating drawers, corner cabinet with pull out carousel. Stone work top surfaces with integrated five ring gas hob, glass splashback, chimney style cooker filter hood over, two single combination ovens. Integrated dishwasher. Retro fit chrome radiator. Integrated microwave. Recessed ceiling downlighters. Square arch to Second Lounge.



## UTILITY ROOM

**8' 0" x 5' 0" (2.44m x 1.52m)**

Stainless steel bowl with drainer. Space and plumbing for washing machine. Space for American style fridge/freezer. Recessed ceiling downlighters. Tiled floor. Double glazed door access to side porch.

## SECOND LOUNGE

**20' 3" x 11' 6" (6.17m x 3.51m)**

Square arch from kitchen leading onto this charming room, filled with natural light from the double glazed windows to rear, overview over the rear garden being lawned with mature shrubs and fence enclosures. There is a "tranquil air" within this room with







attention to detail of wooden effect flooring. Chrome finish to electrical points and TV media connection point. Ornate coved ceiling and recessed ceiling downlighters. A further set of double glazed sliding patio doors access to a private outdoor seating area and rear garden. The kitchen and second lounge have a flow between these rooms, drawn together by décor, flooring and the enviable view of the private rear garden.

### **STAIRS TO FIRST FLOOR LANDING/RECEPTION LANDING**

**15' 0 max" x 8' 1" (4.57m x 2.46m)**

Accessed via entrance hallway. Feature stunning newel posts and hand rail, leading to half landing return. Original leaded and stained glass window. Radiator. Stairs returning to the spacious first floor reception landing. A generous bright and airy landing space with all principal rooms leading off. Access to loft. Coved ceiling.

### **BEDROOM ONE**

**14' 9" x 14' 0 into bay max" (4.5m x 4.27m)**

Double glazed window to front with outlook over tree lined road. Radiator. Coved ceiling.

Agents note: Potential for en-suite.

### **BEDROOM TWO**

**14' 4 to back wardrobe" x 14' 0 into bay max" (4.37m x 4.27m)**

Double glazed bay window to front. Extensive built in mirror fronted wardrobes with hanging rail and storage. Radiator.

### **BEDROOM THREE**

**18' 7 plus chimney recess" x 10' 6 max" (5.66m x 3.2m)**

Two double glazed windows overviewing the mature private rear garden. Built in wardrobes and shelving. Agents note: formally two separate rooms).

### **BEDROOM FOUR**

**10' 6" x 9' 1 overall room size" (3.2m x 2.77m)**

Double glazed window to rear, outlook over private lawned garden. Radiator. Built in wardrobe.



### **BATHROOM**

**9' 10" x 8' 5" (3m x 2.57m)**

Obscure double glazed window to side. A luxury finished room, tiled to principal area with contrasting stone border. Four piece suite comprising of freestanding double ended bath with centralised taps and shower attachment. Vanity unit with storage and inset wash hand basin. Low level WC. Feature shower with "dry area", glazed enclosures, thermo "T" bar shower with fixed overhead shower and further hand held shower. Fitted ladder towel rail/radiator. Recessed ceiling downlighters. Airing cupboard housing pre-lagged tank, fitted immersion, shelving, 24 hour timer control.

### **OUTSIDE FRONT**

Mature tall screen hedging and dwarf wall to front. The remaining front garden has been block paved affording OFF ROAD PARKING FOR SEVERAL VEHICLES.

### **DRIVEWAY**

Driveway to side extending through to

### **GARAGE**

Single detached garage, "up and over" door.

Agents note: The garage currently arranged as a studio/annex. There is a storage to the front, whilst the "studio" enjoys natural light from Velux style window inset into vaulted ceiling. Power and light. Glazed window to side and personal access door.

### **REAR GARDEN**

A mature garden with benefit of established screening and fence enclosures. Flower bed borders well stocked with mature shrubs. A feature "shaped patio" laid in French set design to the rear with back drop of mature shrubs. The remaining garden is lawned. There is a timber general storage shed attached to the garage and a further screened gardening shed to rear. A covered seating area abuts the side of the second lounge, with paved flooring and roof covering. There is a concealed pathway leading to rear porch for general storage. The rear porch is enclosed with part pitched roof, general



Total area: approx. 214.6 sq. metres (2309.4 sq. feet)  
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