





HOUSE AND SON

House and Son are delighted to be able to offer for sale this extraordinary detached "Gentleman's Residence" in the highly sought after location of Talbot Park. This stunning character home is situated on a very generous sized corner plot with mature southerly aspect lawned rear garden (63ft x 38ft approximately). This family home has been sympathetically modernised throughout by the current owners, who have enjoyed living at this property for the past 17 years. The current sellers have retained numerous features from the stunning entrance reception hallway, original pitch pinewood doors, a luxury hand-crafted "Neptune" kitchen cabinets with finishing of an "Andromeda" white 30mm polished granite worktop. The high specification kitchen leads onto a vaulted ceiling entertainment/dining room with bi-fold doors overlooking and accessing onto southerly aspect private lawned garden. Particular character features include open plan hearth fireplace, original windows with stained and leaded glass windows, a utility room, ground floor shower room, four first floor double bedrooms and a luxury four-piece family bathroom. Externally, there is a wall and fence enclosed gardens to side and rear, garage and off-road parking for several vehicles. A must-see property to appreciate this arguably "best example" of a character family home available in the sought after Talbot Park location.



FEATURE ENTRANCE PORCH

8' 2" x 5' 3" (2.49m x 1.6m)

Original detailed leaded windows. Original tiled floor. Provision for shoes and coats.

ENTRANCE

Feature original wooden front door with complementing leaded and obscure glazed windows to side.

ENTRANCE HALL

9' 2" x 8' 10" (2.79m x 2.69m)

Stunning reception hall with prepared and finished pinewood floors. A spacious reception hall, space for console tables. Radiator. Centralised stairwell with arts and crafts spindles, hand rail and newel posts with "saucer tops".

GROUND FLOOR SHOWER ROOM

7' 10" x 4' 7" (2.39m x 1.4m)

Modern complementary finish. Glazed shower enclosures with hinged glazed door, fitted shower with rising rail, overhead fixed shower head. Extractor fan. Shower cubicle and floor tiles are "Fired Earth". Vanity unit with deep inset wash hand basin with mosaic splashback, mixer taps over, storage cabinet under. Enclosed low level WC. "Retro" style radiator. Deep recessed storage closet. Wall mounted vanity mirror cabinet with LED lighting.

LOUNGE

14' 0 into bay max" x 12' 9" (4.27m x 3.89m)

A room with a charming view over the private southerly aspect rear garden. A delightful room with an abundance of natural light. Off set bay window with decorative finished part panelled wall decoration. A feature original glazed stained and glass obscure window. Original wooden over mantle fireplace with inset mirror, step up raised stone hearth. Inset backing plate with "living" flame gas fire. Picture rail. Natural coved ceiling. The original windows are with leaded and stained glass finished quarter lights. Feature prepared and finished pinewood floor.

FAMILY ROOM

13' 0 into bay max" x 12' 10" (3.96m x 3.91m)

Feature original off set bay window with feature leaded and stained-glass quarter lights over. Deep skirting boards. Picture rail. Radiator. Complementing obscure stained and leaded light glass window. High over mantle fireplace with inset mirror. Raised stone hearth (agent note: open and working fireplace) prepared and finished pinewood flooring.

KITCHEN/DINING/ENTERTAINMENT ROOM

24' 6" x 15' 6 overall room size" (7.47m x 4.72m)

Stunning, vaulted ceiling with inset dual velux style windows, a tremendous feeling of light and space, coupled with inset three paned double-glazed Bi-fold doors accessing onto the private southerly aspect lawned rear garden. There is further dual opening double glazed, aluminium finish French doors to side. "Retro" style radiator. A really inviting dining/lounging space. Exposed steel beam, arch into the kitchen area.



KITCHEN AREA

12' 2" x 9' 6" (3.71m x 2.9m)

Complementing the style and finish of this extraordinary home is the kitchen supplied by "Neptune Kitchens". A hand-crafted kitchen with bespoke wooden cabinets, finished in a "dove grey" tone. Enamelled under counter sink. The kitchen worktop is "Andromeda" white 30mm polished granite. Fitted range of eye level units, with several glass fronted display cabinets. Plate cabinet. A must have larder with shelving and wooden drawers. Complementing base units incorporating drawers. Integrated dishwasher. Feature corner carousel unit. Inset "Neff" four ring induction hob, with "Neff" oversized chimney style chrome filter hood over, "Neff" double oven. Complementing this feature area is the oak wood engineered, oiled flooring for a seamless flow. LED recessed downlighters. Radiator. Space for fridge/freezer.







UTILITY ROOM

15' 6" x 4' 6 max" (4.72m x 1.37m)

Accessed via entrance hallway with composite stable door accessing to side, further obscure double-glazed window. Tiled floor. Provision for shoes and coats etc. Recessed ceiling LED downlighters. Stainless steel square bowl sink with drainer. Complementing eye level and base units. Part tiled walls. Wall mounted gas fired boiler. Work top surface. Space and plumbing for washing machine, space for fridge/freezer, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Retaining the "shaped lower step". Wide tread stairs leading to half return landing. Radiator. Stunning original leaded and stained-glass feature windows. Access on this half return landing, is the family bathroom. Stairs rising to first floor landing. Part galleried with original "arts and crafts" spindles. Picture rail.

BEDROOM ONE

14' 4 into bay max" x 12' 10 off set window" (4.37m x 3.91m)

A spacious and natural illuminated room, off set feature bay window with original stained and leaded light quarter lights over. An inviting view over the southerly aspect private mature garden. Further obscure glazed and leaded stained-glass window. Radiator. "Himalayan oak" wood floor covering. Built in extensive wardrobes are painted in "Farrow and Ball Wimbome White". Picture rail.

BEDROOM TWO

14' 3 into bay max" x 12' 10" (4.34m x 3.91m)

Feature room with off set bay window with original windows and leaded stained glass quarter lights over. Radiator. Feature stained and leaded glass obscure window. Picture rail.

BEDROOM THREE

14' 3 into bay" x 9' 7" (4.34m x 2.92m)

Bay window to rear with view over southerly aspect private garden. Original windows with leaded and stained-glass quarter lights over. Radiator. Picture rail. Feature painted wood fireplace with decorative surround.

BEDROOM FOUR

11' 1 into bay max" x 9' 2" (3.38m x 2.79m)

Original finished bay window with leaded and stained-glass quarter lights over. Radiator. Picture rail.



BATHROOM

8' 2" x 9' 6" (2.49m x 2.9m)

Original "high line" obscure glazed leaded windows. Four-piece suite comprising of "Ideal Standard" deep bath with end and side panels, bath filler mixer taps over with hand held shower attachment. Part tiled walls. Mid point dado rail. Vanity unit with inset wash hand basin, mixer tap over, the sink splashback is "Fired Earth" glass mosaic tiling, dual door cabinet for storage under. Feature oversized glazed shower enclosure with sliding glazed door. Fitted thermo shower with shower attachment and fixed rising rail. Enclosed cistern WC. "Retro" style radiator. Vanity cabinet with mirror and lighting. Access to loft. Recessed ceiling downlighters.

OUTSIDE FRONT

A red brick dwarf boundary wall fronting to Greenwood Road. Inset, wrought iron gate. Flag stone paving to entrance vestibule/porch. Front garden with mature well-maintained shrubs.

REAR GARDEN

63' 0 overall depth approx" x 38' 0 width approx" (19.2m x 11.58m)

Accessed via 6ft wooden gate inset to wall and fence enclosures. Southerly aspect, with patio area abutting the rear of the property. A mature garden with established shrub borders to side. The remaining garden is lawned with several mature trees. A very private space with feature "Virginia Creeper" with a wealth of colour. A private lawned mature garden.

PARKING

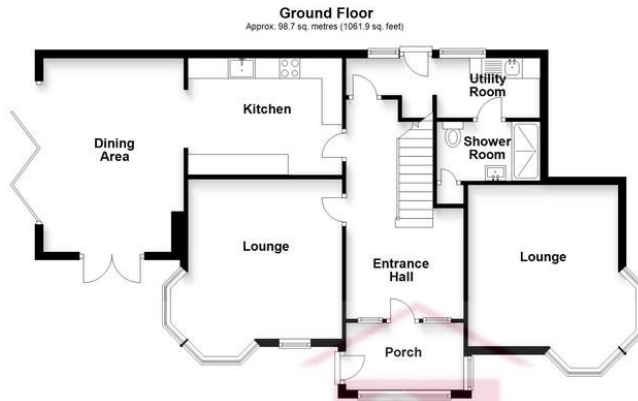
A parking bay for two vehicles side by side. Block paved parking with access from Norton Road. There is a 6ft wooden gate opening onto the side pathway with access to the utility room and rear garden.

DRIVEWAY/GARAGE

Situated on a corner plot, with direct access from Greenwood Road, dual opening wooden gates to block paved driveway leading to

DETACHED GARAGE

Door access. Pitched roof for storage.



Total area: approx. 168.2 sq. metres (1811.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept to responsibility for any error: omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 559006)
Plan produced using PlanUp.



24/03/2023, 17:46

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

11 Greenwood Road BOURNEMOUTH BH9 2LQ	Energy rating C	Valid until: 23 March 2033 Certificate number: 4500-1346-0622-4228-3773
---	---------------------------	--

Property type
Detached house