





HOUSE & SON

House & Son are delighted to be able to offer for sale this Character detached "Gentleman's" residence in the prestigious Talbot Woods location. This home retains original features including open hearth fires, original doors, decorative panelled walls, feature tall leaded and stained glass landing window, Inglenook style porch, to name but a few. This home offers versatile accommodation to meet today's modern living, with three separate large reception rooms, an "orangery style" kitchen/diner with vaulted ceiling and direct access onto private dining patio/terrace, four/five double bedrooms to first floor (bedroom five/ study work from home), large family four piece bathroom (potential for en-suite to master bedroom, please refer to floor plan). Externally, there are private screened, lawned gardens to front and rear, long and wide driveway leading to detached garage. A charming home with "oodles" of character. Rarely available. Not to be missed!

ENTRANCE PORCH

Feature archway, "Inglenook style" recessed porch. Original detailed tiled floor. Character wooden part panelled door with complementing side panels with tulip design stained and leaded glass finish.

ENTRANCE RECEPTION HALLWAY

An inviting space, with tall detailed ceilings. Stairwell, understair storage. Radiator cover. Panelled effect walls. All principal rooms leading off.

WALK IN STORAGE CLOSET/PANTRY

Versatile use, storage for coats/shoes etc.

RECEPTION ROOM ONE/SITTING ROOM

14' 10" x 12' 10" (4.52m x 3.91m)

Stunning, off set feature double glazed bay window, picture



rail, wooden fire place surround with open hearth, stone plinth. Original coving and detailed ceilings.

RECEPTION ROOM TWO/FAMILY ROOM

16' 7" x 13' 11" (5.05m x 4.24m)

Deep and wide bay double glazed windows to front, outlook over lawned and screen hedging private front garden. Character room with detailed tall ceilings. Picture rail, wall lights. Radiator. Currently arranged as the family room.

RECEPTION ROOM THREE/DINING ROOM

13' 6 into bay" x 12' 9" (4.11m x 3.89m)

Double glazed French doors into bay with direct access onto private patio/terrace with vintage view of the private lawned garden with screening hedge to side and rear. Original tall coved ceilings. Decorative radiator cover. A charming room with a view of the rear garden.

GROUND FLOOR CLOAKROOM

Three quarter wooden panelled walls. Picture rail. Obscure double glazed window to side. Low level WC. Vanity unit with storage and inset wash hand basin.

KITCHEN/DINER

29' 1" x 18' 6 narrowing to 10'2" in kitchen area" (8.86m x 5.64m)

Wooden work surface with twin butler style sinks with mixer taps, comprehensive fully fitted shaker style units and drawers, recess housing "Rangemaster" double oven, six ring gas hob and plate warmer, glazed dresser style units, space for American style fridge/freezer, tile splashback, UPVC double glazed window to side, radiator.

Dining area: Orangery style vaulted ceiling. Radiator. UPVC double glazed window to side, double glazed French doors to private patio area, ideal for "al-fresco" dining, two velux



windows, further French doors and side panels, opening onto to rear garden. The floor is fully tiled with travertine stone.

UTILITY ROOM

4' 8" x 4' 0" (1.42m x 1.22m)

Space and plumbing for washing machine and tumble dryer, slatted shelves, cupboard housing wall mounted gas fired boiler serving central heating and hot water, water tank.

LOBBY

Storage area with wooden door to front garden.







STAIRS TO FIRST FLOOR LANDING

18' 2" x 7' 5 plus further hall" (5.54m x 2.26m)

Impressive entrance hall, stairwell with original newel posts, hand rail, bannister and spindles leading to half landing with a stunning three tall paned window with tulip design, leaded and stained glass detail insert. Stairs rising to first floor landing, further panelled wall effect to stairwell. Part galleried landing viewing into hallway. Spacious reception landing with all principal rooms leading off. Picture rail. Radiator.

BEDROOM ONE

17' 0 into bay" x 13' 11" (5.18m x 4.24m)

Double glazed bay window to front with view over lawned private garden. Radiator. Picture rail. Tall ceilings.

EN-SUITE

Potential for en-suite (please refer to floor plan).

BEDROOM TWO

14' 11" x 12' 11 plus bay" (4.55m x 3.94m)

With double glazed off set double glazed bay window to front. Tall ceilings. Feature leaded and stained glass detail window. A bright airy room.

BEDROOM THREE

13' 3" x 12' 10" (4.04m x 3.91m)

Double glazed bay window to rear with outlook over private patio terrace and level lawned garden to rear. Feature decorative surround fireplace. Radiator. Picture rail.

BEDROOM FOUR

10' 8 plus door recess" x 10' 8" (3.25m x 3.25m)

Double glazed window to side. Radiator. Picture rail.

BEDROOM FIVE/STUDY

13' 11" x 7' 11" (4.24m x 2.41m)

Double glazed window to rear overlooking the lawned private garden. Built in organiser with shelf/storage. Radiator.

FAMILY BATHROOM

8' 11" x 8' 10" (2.72m x 2.69m)

Obscure double glazed window to side, added benefit of window shutters for privacy. Free standing shaped bath with chrome bath filter taps and shower attachment. Walk in large shower, with glazed side and end panels. Fitted shower with controls and over head fixed shower head. Wooden free standing vanity with storage and drawers. Set on top large white wash hand basin. Built in flat screen TV. Tiled walls. Picture rail. Inset downlighters. Tiled walls with complementing tiled floor. Ladder style heated towel rail.

OUTSIDE FRONT

Gravel drive way provides access to driveway and additional off road parking, further lawn area and well maintained mature hedging providing a good degree of seclusion.

REAR GARDEN

Private patio area providing ideal "al-fresco" dining with access to drive via timber gate. Shallow steps lead to rear garden which is mainly laid to lawn with mature and well kept hedging with various trees providing a good degree of seclusion.

DETACHED GARAGE

Wooden casement doors, power and light, overhead storage.





Total area: approx. 216.6 sq. metres (2331.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no 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 556006)
Plan produced using PlanUp.



15/09/2023, 11:30

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

Energy performance certificate (EPC)

31 Sirling Road BOURNEMOUTH BH3 7JG	Energy rating	Valid until:	13 September 2033
	C	Certificate number:	9748-3030-5201-5417-2200

Property type
Detached house