DANEHURST

ESTATE AGENTS



# EAST AVENUE, TALBOT WOODS, BH3 7BY

## Guide price £1,150,000



* Guide Price £1,150,000 - £1,250,000*
* Vendors suited to a vacant property *

A truly exceptional five/six double bedroom detached character residence extending to approximately 3,400 sq ft, set within a large private plot behind secure electric gates in one of Talbot Woods' most prestigious locations. This impressive home blends elegant period detailing with quality contemporary finishes, creating a substantial and versatile family residence.

Approached via a long secure gated driveway providing extensive off road parking, the property immediately conveys a strong sense of arrival. Internally, a striking entrance hall sets the tone, while an impressive first floor galleried landing with a large feature window fills the space with natural light.

The ground floor offers highly flexible accommodation, arranged as five double bedrooms with four reception rooms or alternatively six double bedrooms with three reception rooms. The principal living room features a fireplace, bay window and French doors opening to the gardens. The kitchen family room is a standout space with extensive fitted units, stone worktops and integrated appliances, also benefitting from a bay window with French doors.

Further accommodation includes a formal dining room with underfloor heating, snug, study or sixth bedroom, two WC's, utility room, pantry and store. The versatile ground floor layout is particularly well suited to multi generational living and offers potential for annexe style accommodation, subject to necessary permissions.

Upstairs, the bright landing leads to five generous double bedrooms. The principal suite enjoys extensive fitted furniture and a luxurious en-suite, while the remaining bedrooms are served by a stylish family bathroom and separate WC.

Externally, the mature secluded grounds are mainly laid to lawn with established planting. A detached double garage offers excellent flexibility for many uses, complemented by a summer house with gazebo, ideal for entertaining.







- Five/six double bedroom detached character residence
- Three/four reception rooms
- Approx. 3,400 sq ft
- Secure electric gated entrance with long private driveway
- Impressive entrance hall and striking first floor galleried landing
- Principal suite with extensive fitted furniture and luxury en-suite bathroom
- Detached double garage with potential for gym, home office or ancillary accommodation
- Vendors suited to a vacant property
- EPC Rating: D
- Council Tax Band: G















## Location

Located in the highly desirable Talbot Woods area, this home enjoys a peaceful setting amongst leafy, tree-lined avenues and a mix of attractive new and period homes. The area offers a superb balance of tranquillity and convenience, with Bournemouth town centre, vibrant restaurants and the award winning sandy beaches all within easy reach.

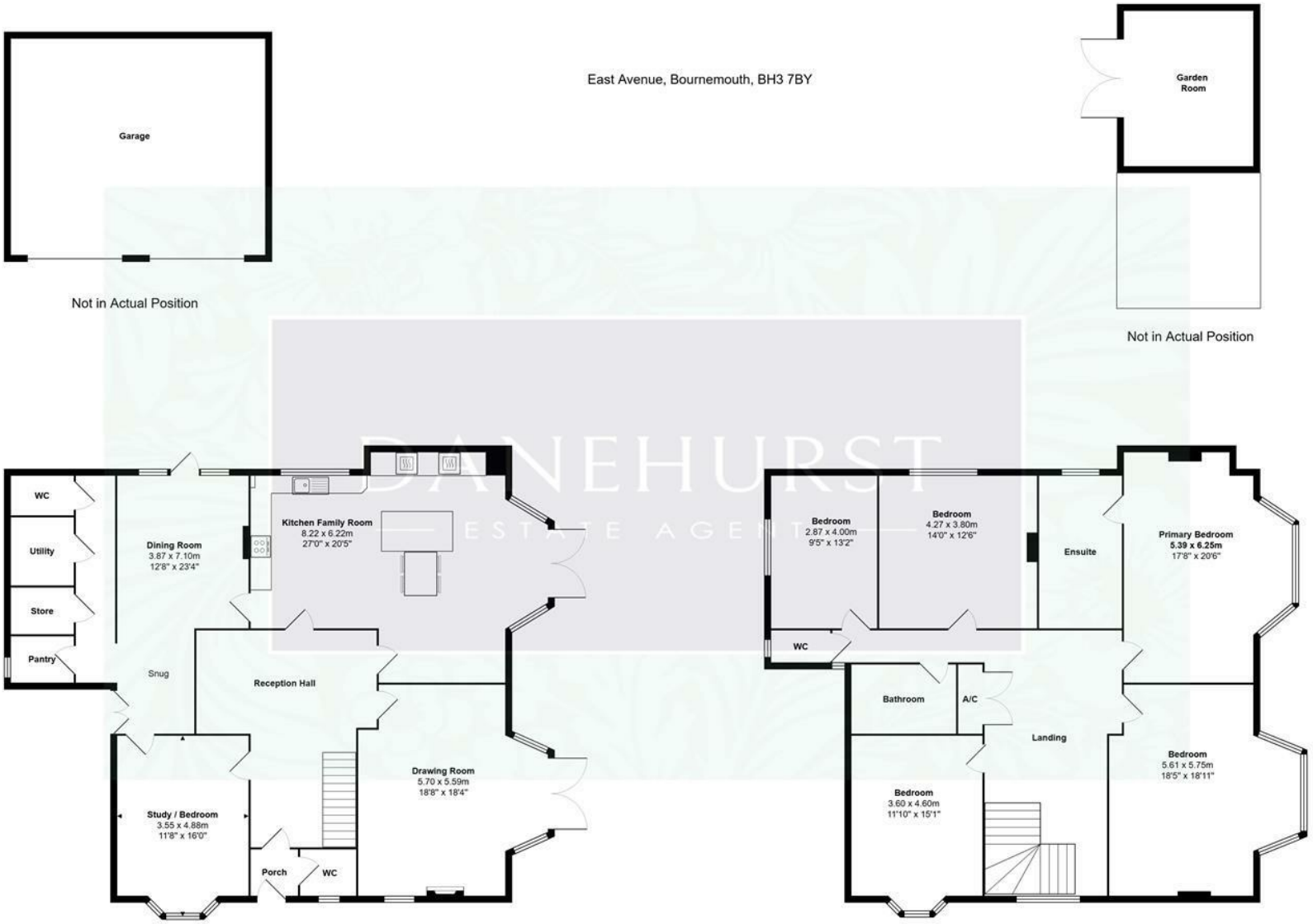
Outdoor and leisure facilities are good, with Meyrick Park's golf course and woodland walks nearby, along with the prestigious West Hants Tennis & Leisure Club offering sporting and social amenities.

The area is well served by a selection of excellent state and independent schools, including the renowned Bournemouth Grammar Schools and Talbot Heath School. Bournemouth University and Arts University Bournemouth are also close by, making the location popular with professionals and academics.

Transport links are excellent, with mainline rail services to London Waterloo, quick access to the Wessex Way (A338) and easy connections to the A31, M27 and Bournemouth International Airport.



East Avenue, Bournemouth, BH3 7BY




Total Area: 315.9 m² ... 3400 ft²

All measurements are approximate and for display purposes only











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01202 289000

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