

ALYTH ROAD, TALBOT WOODS, BOURNEMOUTH, BH3 7DF
£869,950



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Situation

This traditional detached house is situated in the much sought after location of Talbot Woods.

Local facilities which include the West Hants Sports and leisure Club and the renowned Talbot Heath School. 'The Club' at Meyrick Park is close by offering an 18-hole golf course and fitness centre.

Bournemouth town centre is within approximately one and a half miles and offers a wide range of shops, restaurants, cafes and leisure facilities including the famous Blue Flag sandy bathing beaches.

Description

Mays of Westbourne are delighted to be instructed on this traditional detached house which requires modernisation. The house also has the potential to extend and/or convert into the attic subject to the necessary consents.

The house retains many original features such as leaded and stained glass windows, high ceilings and feature fireplaces.

Access to the property is by a driveway to the right of the house which leads to the main entrance door on the side of the house. Once inside the house and through the porch, you are greeted by a large entrance hallway.

The first two reception rooms are off the left of the hall and both have bay windows overlooking the front. The second reception is a little bigger opening out into an area currently used as a dining room.

Off the opposite side of the hall is the third reception room which has a side aspect bay window and sliding patio doors leading to the rear patio and garden.

The kitchen is also located at the back of the ground floor and measures an impressive 23' in length. At the back of the kitchen are three useful storage cupboards, one which houses the boiler and another used as a larder. Situated off an inner hallway nearby the kitchen is a utility room.

Completing the ground floor accommodation is a cloakroom situated by the stairs.

From the entrance hall a return stair case leads to the first floor landing. On the half landing is a wonderful stained glass and leaded window, and from the spacious landing are doors leading to all five double bedrooms.

The master bedroom overlooks the front and has the benefit of an en suite bathroom which comprises of a stand alone bath, WC and wash hand basin.

The main family bathroom benefits from a bath, WC, wash hand basin and a walk in shower cubicle with glass door.

To the outside there is garden to the front and a drive which leads down the side of the house to a detached

In our opinion the rear garden is large and very secluded. A patio is adjacent to the rear of the house the remainder of which is predominantly lawn. At the back of the garden is a play area and a summer house.

General Notes

- Detached character house
- Retains many original features
- Requires some modernisation
- Potential to extend STPP
- Five double bedrooms
- Two bathrooms
- Three/four reception rooms
- 23' kitchen/breakfast rooms
- Utility room
- Secluded rear garden
- Ample off road parking
- Detached garage

Tenure: Freehold

Local Authority: Bournemouth Borough Council

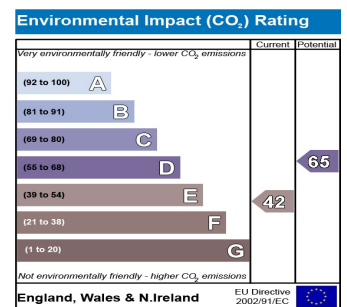
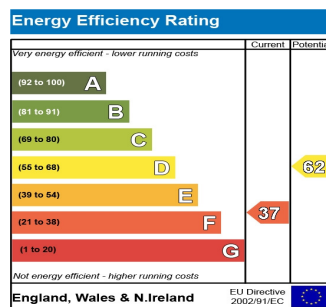
Viewing: Strictly by appointment with Mays Estate Agents

Telephone: 01202 757555

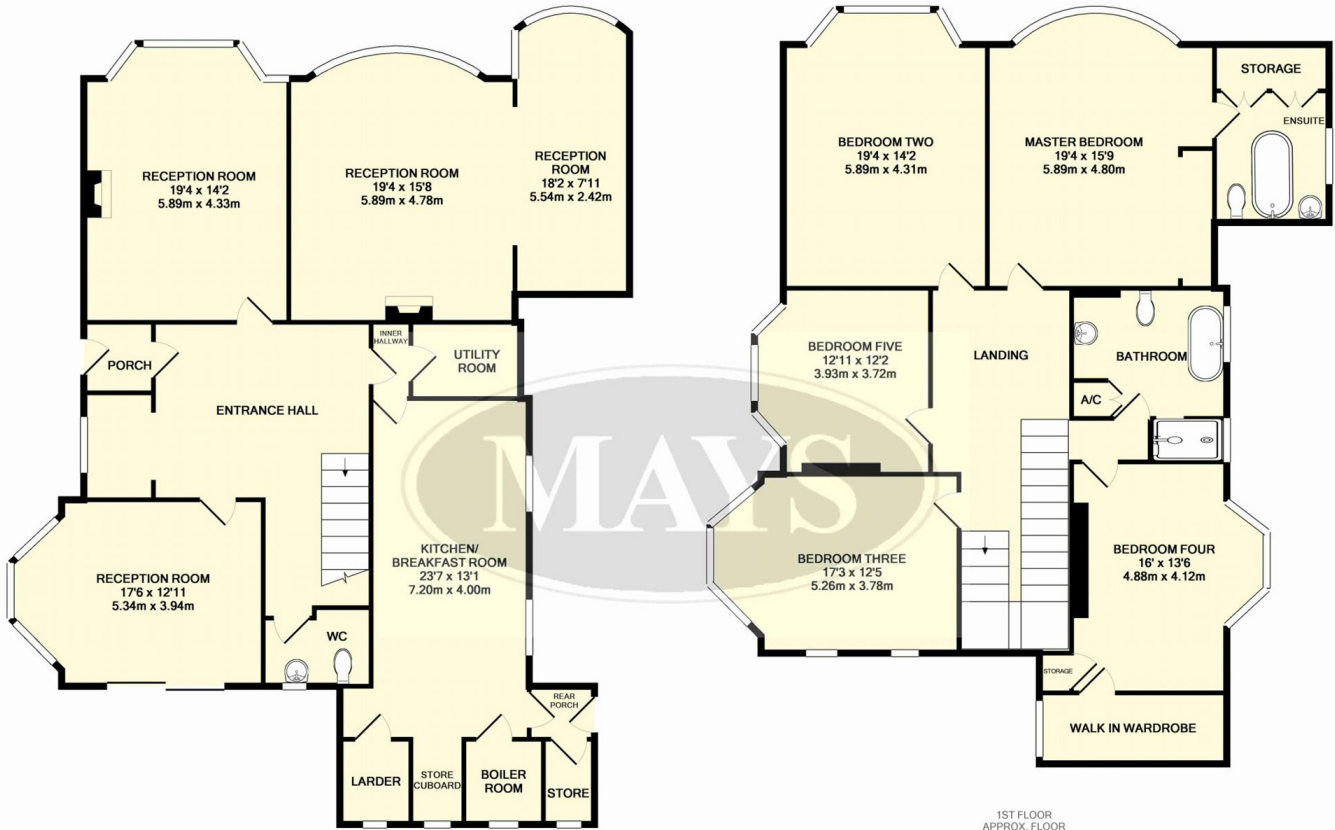
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GROUND FLOOR
 APPROX. FLOOR
 AREA 1688 SQ.FT.
 (156.8 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 1583 SQ.FT.
 (147.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3271 SQ.FT. (303.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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