

WESTBOURNE SALES
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EAST AVENUE, TALBOT WOODS, BOURNEMOUTH, BH3 7BT
OIEO £1,000,000



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**EAST AVENUE
TALBOT WOODS, BH3 7BT
£1,000,000**

Situation

Mays of Westbourne are delighted to be instructed on this imposing detached family home in the very popular area of Talbot Woods.

Talbot Woods is one of Bournemouth's most exclusive enclaves benefitting from 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 state of the art fitness centre.

Bournemouth town centre is less than a mile away and offers a wide range of shops, restaurants, cafes and leisure facilities, not to mention the famous blue flag sandy beaches. Westbourne village is also less than a mile away providing an eclectic mix of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. Talbot Heath Nature Reserve and Pugs Hole are also in close proximity with stream, heath and woodland walks in a tranquil setting.

There are also good transport links providing easy access by road and rail to Southampton and London

Description

Ground Floor

- Entrance Hallway
- Cloakroom
- Second Reception/Games Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Pool Room with Vaulted Ceiling and Indoor Swimming Pool
- Sauna and Gym Area

First Floor

- Large Landing
- Four Double Bedrooms
- Dressing room
- Four Bathrooms

Local Points of Interest

- Bournemouth Town Centre - 1.2 miles
- Bournemouth Gardens – 0.5 miles
- Bournemouth Pier and Beaches – 1.8 miles
- Westbourne Village – 1.2 miles
- Bournemouth Train Station – 2.7 miles
- Bournemouth Airport – 7.3 miles
- Meyrick Park Golf Course & Gym – 1.6 miles
- West Hants Tennis Club – 1.3 miles
- Talbot Heath School – 0.6 miles

General Notes

Tenure: Freehold

Local Authority: Bournemouth Borough Council

Viewing: Strictly by appointment with Mays Estate Agents

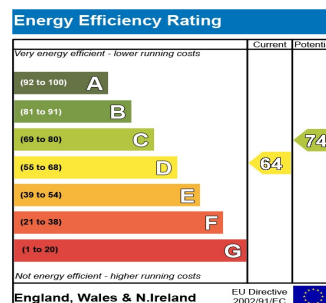
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Important Notice

Mays, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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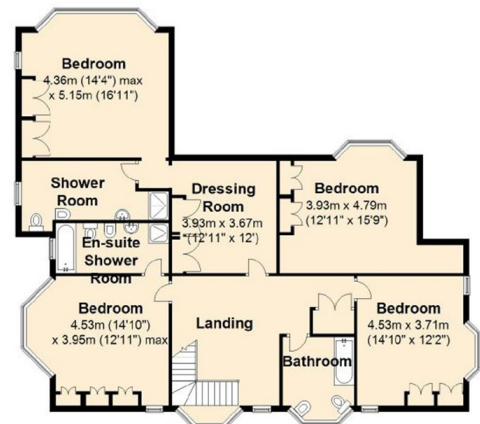
Ground Floor

Approx. 270.7 sq. metres (2914.0 sq. feet)



First Floor

Approx. 145.5 sq. metres (1566.5 sq. feet)



Total area: approx. 416.2 sq. metres (4480.4 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 misstatement. 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.

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