



40 GLENFERNESS AVENUE
TALBOT WOODS, BOURNEMOUTH, BH4 9NQ





FEATURES

Characterful family home with landscaped grounds |
Extending to approximately 4964 sq.ft. | Tudor styling | Original wooden beams throughout |
Log burner | Kitchen AGA | Beautifully landscaped south east facing garden |
Multifunctional living space | Sizeable master, second bedroom and top floor suite |
High quality en-suites from a renowned local bathroom specialist | Utility room |
Patio area | Water fountain | Garden lighting | Two double garages plus additional single garage

40 Glenferness Avenue is a most attractive Tudor style house, set within the heart of Talbot Woods, Bournemouth. The house was constructed in the early part of the 20th century by Messrs Lambert and is generally accepted as one of their finest builds in the area. Most of the original character has been retained although extensively modernised by the current owners to offer a glamorous, timeless mix of modern and original styling to facilitate a most elegant and comfortable home. The house is almost L shaped offering two large wings of accommodation which are separated by a stunning triangular central entrance hall and reception landing at first floor, providing an attractive rear garden outlook.





The ground floor accommodation offers a number of reception areas, each of which is very well defined from the next, and is served by a large kitchen with separate utility room and gardeners cloakroom.

Situated on the first floor are two principal bedroom suites, both with dressing rooms and large en-suites from a renowned local bathroom specialist. Also on the first floor is a fourth and fifth bedroom served by a third bathroom. The second floor has a third large bedroom suite, again with en-suite bathroom and walk in dressing area.

The house stands on an extremely spacious plot of nearly one acre, with secluded driveway area to the front, providing parking for several vehicles and access to three individual garages, which offer covered parking for five vehicles. Immediately adjoining the rear of the house is a paved patio area accessed via French doors from the reception hall, sitting room and morning room.

A beautiful rear garden has been landscaped and tended with two well defined areas. The upper garden comprises a lawn, upper patio with attractive outlook over a central large koi carp fish pond and sunken garden. The lower garden area offers a large split level lawn, with potential for development accessed via Elgin Road. Any purchaser wishing to buy on the basis of future development must rely on their own research as development permission cannot be guaranteed.

To fully appreciate this impressive property and stunning garden an internal viewing is highly recommended.

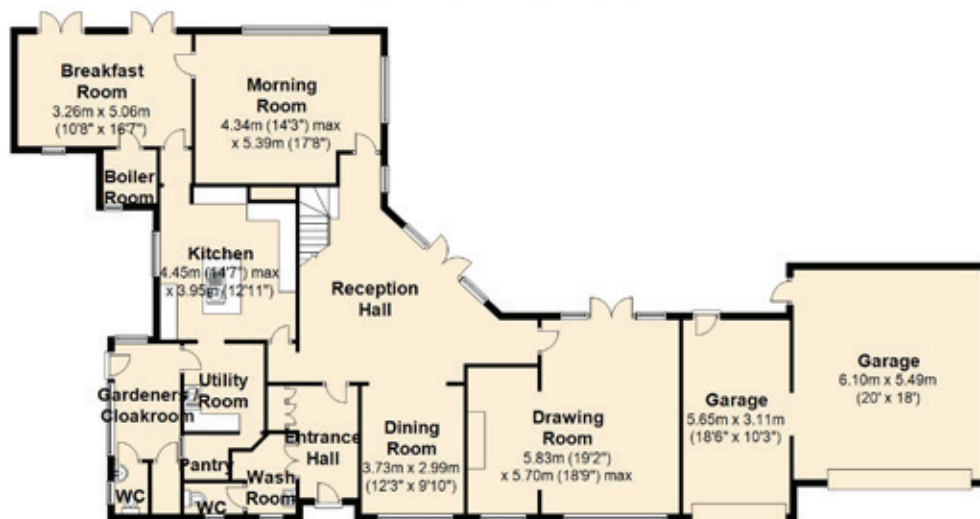






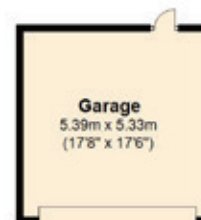
Ground Floor

Approx. 219.5 sq. metres (2362.2 sq. feet)



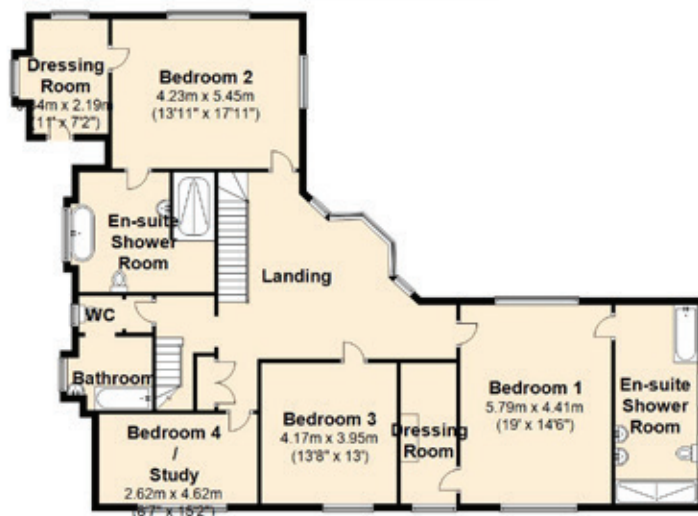
Detached Garage

Approx. 28.7 sq. metres (309.0 sq. feet)



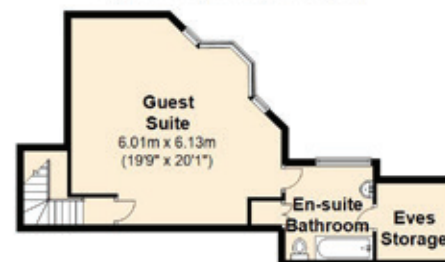
First Floor

Approx. 166.0 sq. metres (1786.4 sq. feet)



Second Floor

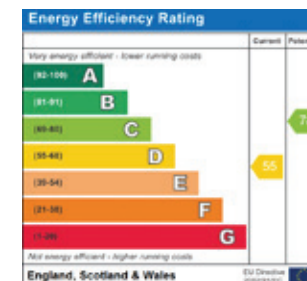
Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 461.2 sq. metres (4964.6 sq. feet)

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