

HOME OF DISTINCTION



Talbot Woods

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Firgun, 61 East Avenue Talbot Woods, Bournemouth. BH3 7BT

SUBSTANTIAL DETACHED FAMILY HOME ON SOUGHT
AFTER, TREE-LINED AVENUE

- Six Reception Rooms
- Five bedrooms, master with dressing room
 - Five Bath/Shower Rooms
- Modern Kitchen/Breakfast Room
 - Impressive Rear Garden
 - Double Length Garage
- Sizable driveway behind electric gates
 - Annexe Potential (Ref: 825538)

£1,500,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-104)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This substantial detached family home is situated on a tree-lined avenue, located in the ever sought after Talbot Woods, within easy reach of the West Hants Leisure Club and just a short drive from Bournemouth Town Centre.

The residence was built for the son of Alfred Russell Wallace, circa 1920, and although it has been updated and modernised throughout, the character features remain, leaving a certain charm.

The house is set behind electric gates with a driveway that in turn leads to the double length garage.

The accommodation is set across three floors and comprises six reception rooms, kitchen/breakfast room, five double bedrooms, dressing room and five bathrooms.

The reception rooms include a dining room, family room with access to a library, sitting room, study/playroom, and a drawing room. In addition, there is a dressing room and shower room on the ground floor which could be converted to create a one bedroom annexe to include the study/playroom.

The kitchen/breakfast room offers a country kitchen finish, with a range of base and wall mounted units as well as integrated appliances to include a Miele microwave/grill & dishwasher, an Aga and a further fridge/freezer, washing machine and tumble dryer in the utility room.

To the first floor, there are four double bedrooms. Three of these benefit from en-suite bath/shower rooms whilst the fourth is served by the family bathroom. The master bedroom also benefits from a dressing room which in turn provides access to a balcony and overlooks the rear garden.

There is a further bedroom on the second floor which also benefits from an en-suite shower room and offers direct access into the eaves which offer ample storage.

To the exterior, there is an impressive rear garden which is predominantly laid to lawn with an attractive paved area and a range of mature shrub borders. In addition, there is a covered, heated swimming pool which is fired by a separate boiler and is suitable to be used all-year-round.







PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Sitting Room
5.63 (18'6) x 4.07m (13'4)

Dining Room
4.18m (13'9) x 2.84m (9'4)

Family Room
5.63m (18'6) x 3.91m (12'10)

Library
3.33m (10'11) x 3.22m (10'7)

Study/Playroom
3.27m (10'9) x 2.73m (8'11)

Drawing Room
3.01m (9'11) x 2.86m (9'5)

Kitchen/Breakfast Room
7.47m (24'6) x 4.12m (13'6) max

Utility Room
5.27m (17'3) x 1.78m (5'10)

Ground Floor Dressing Room
5.26m (17'3) x 2.68m (8'10)

Bedroom One
5.61m (18'5) x 4.33m (14'2)

First Floor Dressing Room
3.42m (11'3) x 3.18m (10'5)

Bedroom Two
4.33m (14'2) x 3.94m (12'11)

Bedroom Three
4.26m (14') x 3.03m (9'11)

Bedroom Four
3.04m (10') x 2.86m (9'5)

Bedroom Five
5.98m (19'7) max x 4.11m (13'6)

Garage
9.08m (29'9) x 2.22m (7'3)

