

HOME OF DISTINCTION



Meyrick Park

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Eccleston House, 1 St Winifreds Road, Bournemouth. BH2 6NY

SUBSTANTIAL RESIDENCE IN THE DESIRABLE AREA
OF MEYRICK PARK

- Four Reception Rooms • Grand Entrance Hall
- Seven Bedrooms • Master with en-suite & walk in wardrobe
- Further En-Suite & Family Bathroom
- Garden with decked area • Balcony
- PP granted for annexe/flat • Driveway & Garage

(Ref: 812945)

£1,250,000



This substantial Edwardian residence is situated in the sought after Meyrick Park, within walking distance of the park and very close proximity to Bournemouth Town Centre and award winning beaches.

Built in 1908 this stunning family home offers character and charm with a modern and contemporary finish.

Upon entering the house, you are welcomed into a grand entrance hall which boasts the original parquet flooring. All of the reception rooms are well proportioned and include a sitting room which boasts a dual aspect and bi-folding doors which lead to the rear garden.

The dining room faces the front of the property and features an open fire and space for a large dining table & chairs. The family room also offers a dual aspect and the study faces the rear of the property.

The modern kitchen/breakfast room has recently been modernised and offers a range of base and wall mounted units as well as integrated appliances to include a dishwasher, washing machine, range cooker and space for a fridge/freezer. There is also space for a breakfast table.

To the first floor are four double bedrooms. The master benefits from twin walk-in wardrobes, an en-suite, formally a bedroom, which comprises a roll top bath, twin basins, WC and large walk-in shower. Bedroom two also offers a walk-in wardrobe and an en-suite shower room whilst bedrooms three & four are served by the family bathroom.

To the second floor, there are four further rooms, shower room & WC. This versatile accommodation could be used as further bedrooms, or alternatively, planning permission has been granted for a self-contained annexe or flat.

Outside there is an impressive rear garden with a large elevated decked area. Steps lead down to a level lawn, predominantly laid to lawn with a range of mature shrubs. There is also access to two storage rooms from the garden.

The house itself is sat behind a generous carriage driveway and electric gates, providing off road parking and access to a single garage.







Brochure prepared by Georgia Stewart

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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
 6.96m (22'10) x 5.49m (18'0)

Study
 3.33m (10'11) x 2.62m (8'7)

Dining Room
 5.97m (19'7) x 5.49m (18'0)

Family Room
 4.85m (15'11) x 4.24m (13'11)

Kitchen/Breakfast Room
 7.16m (23'6) max x 5.92m (19'5)
 max

Bedroom 1
 4.88m (16'0) x 4.37m (14'4)

Bedroom 2
 5.66m (18'7) x 4.37m (14'4)

Bedroom 3
 3.2m (10'6) x 3.86m (12'8)

Bedroom 4
 3.33m (10'11) x 2.62m (8'7)

Bedroom 5
 5.51m (18'1) x 3.12m (10'3)

Bedroom 6
 3.76m (12'4) x 3.48m (11'5)

Bedroom 7
 5.21m (17'1) x 2.36m (7'9)

Garage
 4.62m (15'2) x 2.82m (9'3)

