



18 Elgin Road

Talbot Woods, Bournemouth, BH4 9NL



LUXURY &
PRESTIGE
Exclusive Properties

£1,995,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



18 ELGIN ROAD

TALBOT WOODS

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

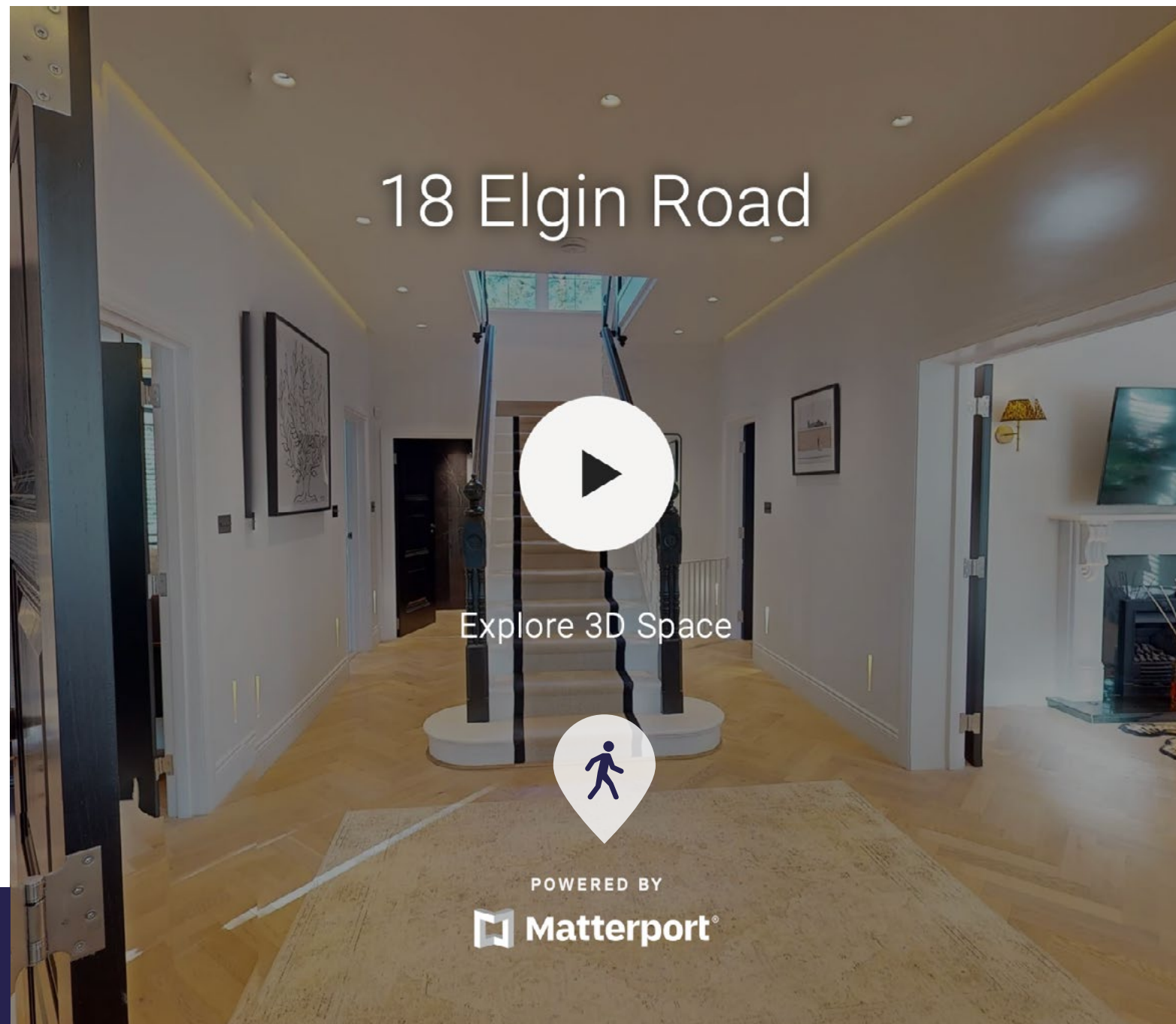
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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The rear garden is beautifully landscaped with space for entertaining.

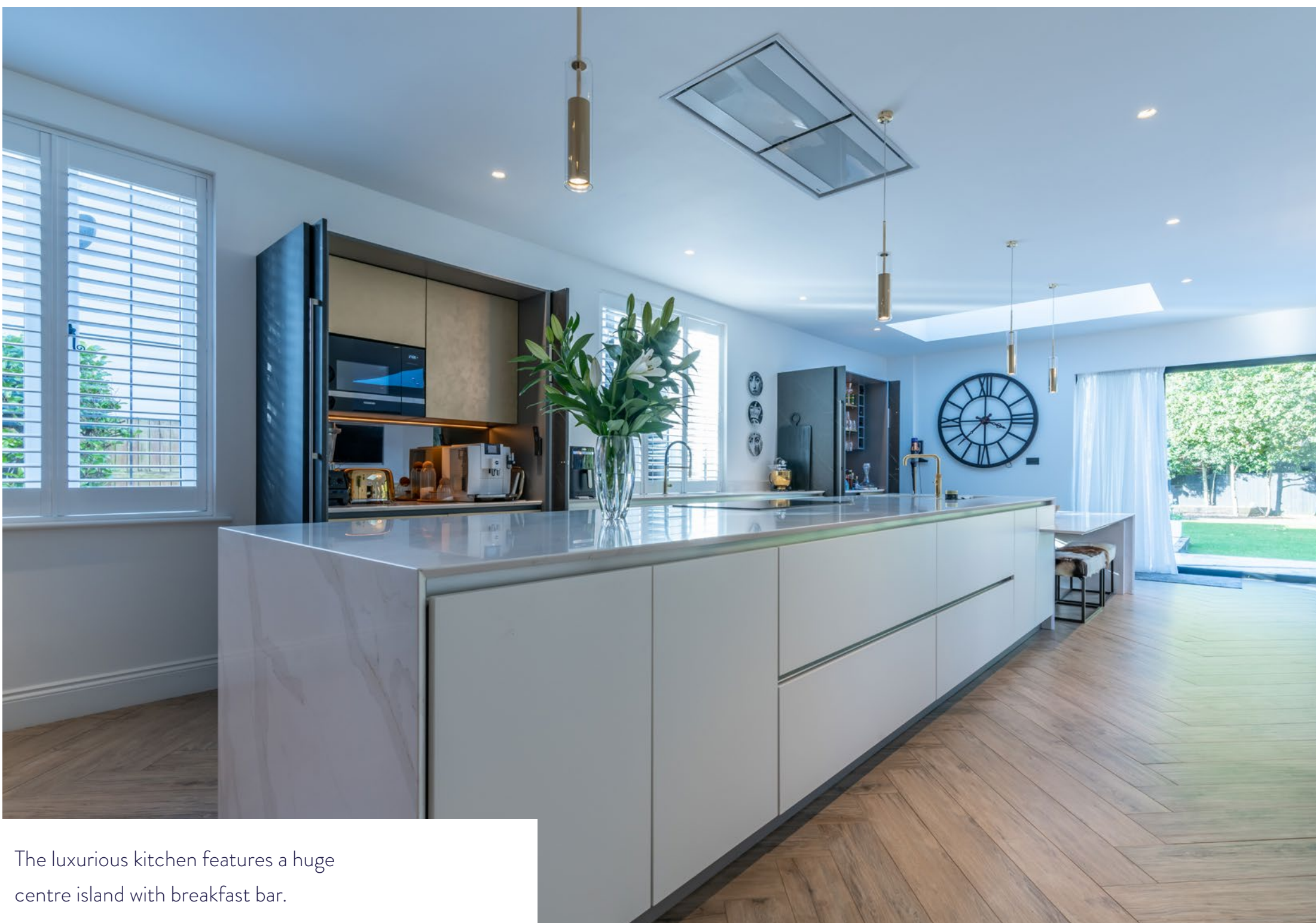


The kitchen lifestyle room strikes the perfect balance between style and comfort.



Great lighting sets off the stunning interior design.





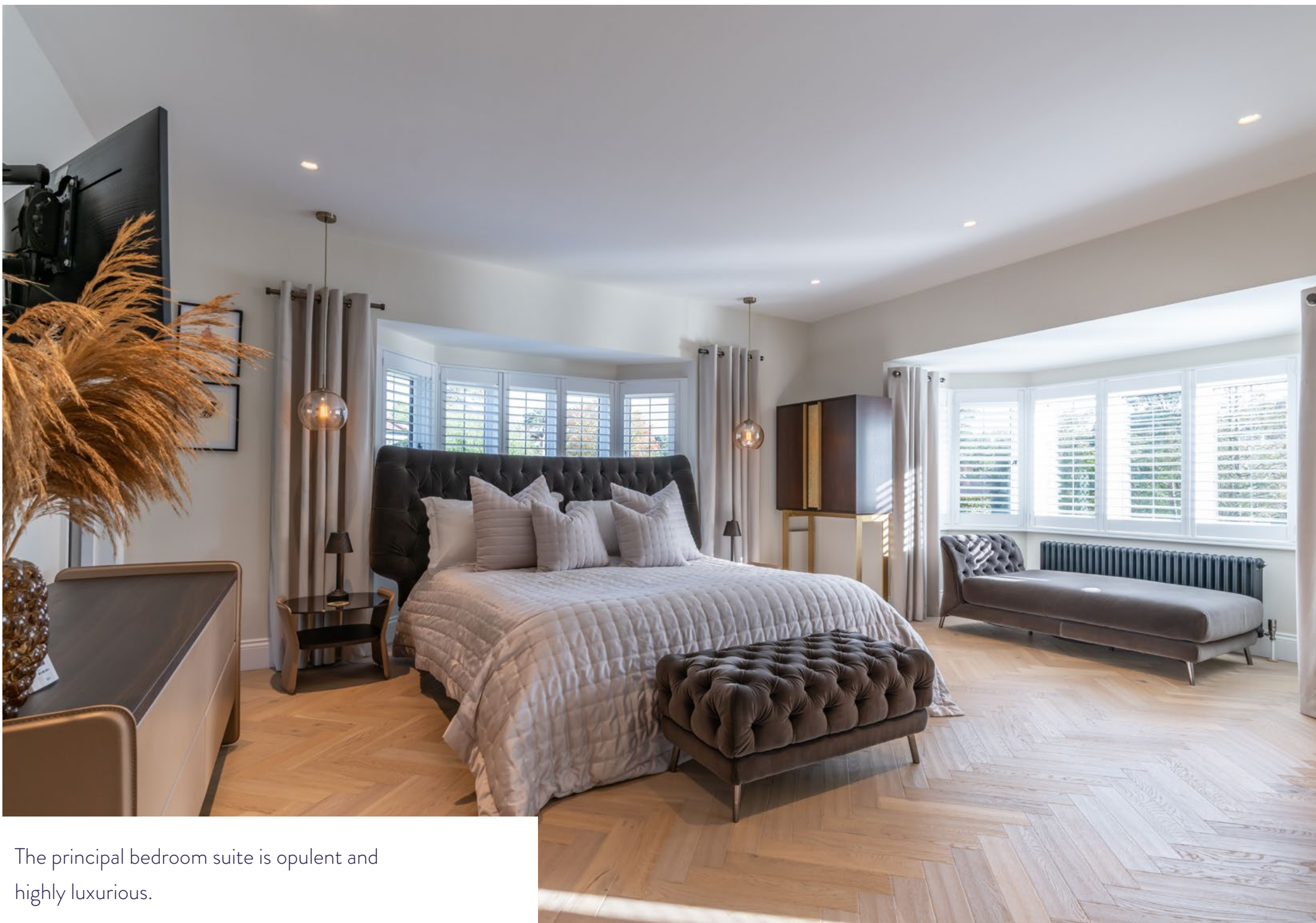
The luxurious kitchen features a huge centre island with breakfast bar.



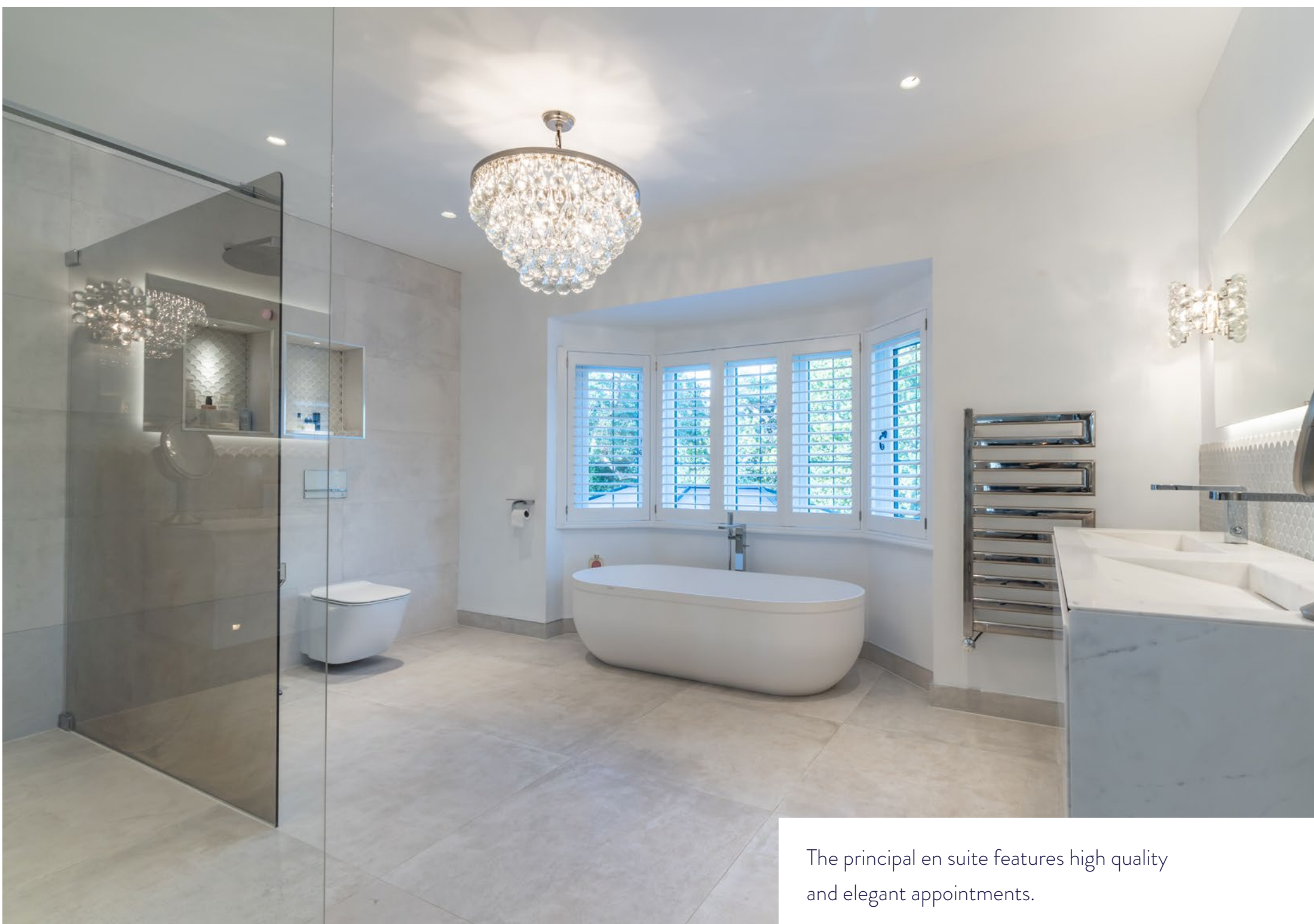
The kitchen lifestyle room connects seamlessly to the garden.



Every angle is beautiful and has been meticulously designed.



The principal bedroom suite is opulent and highly luxurious.

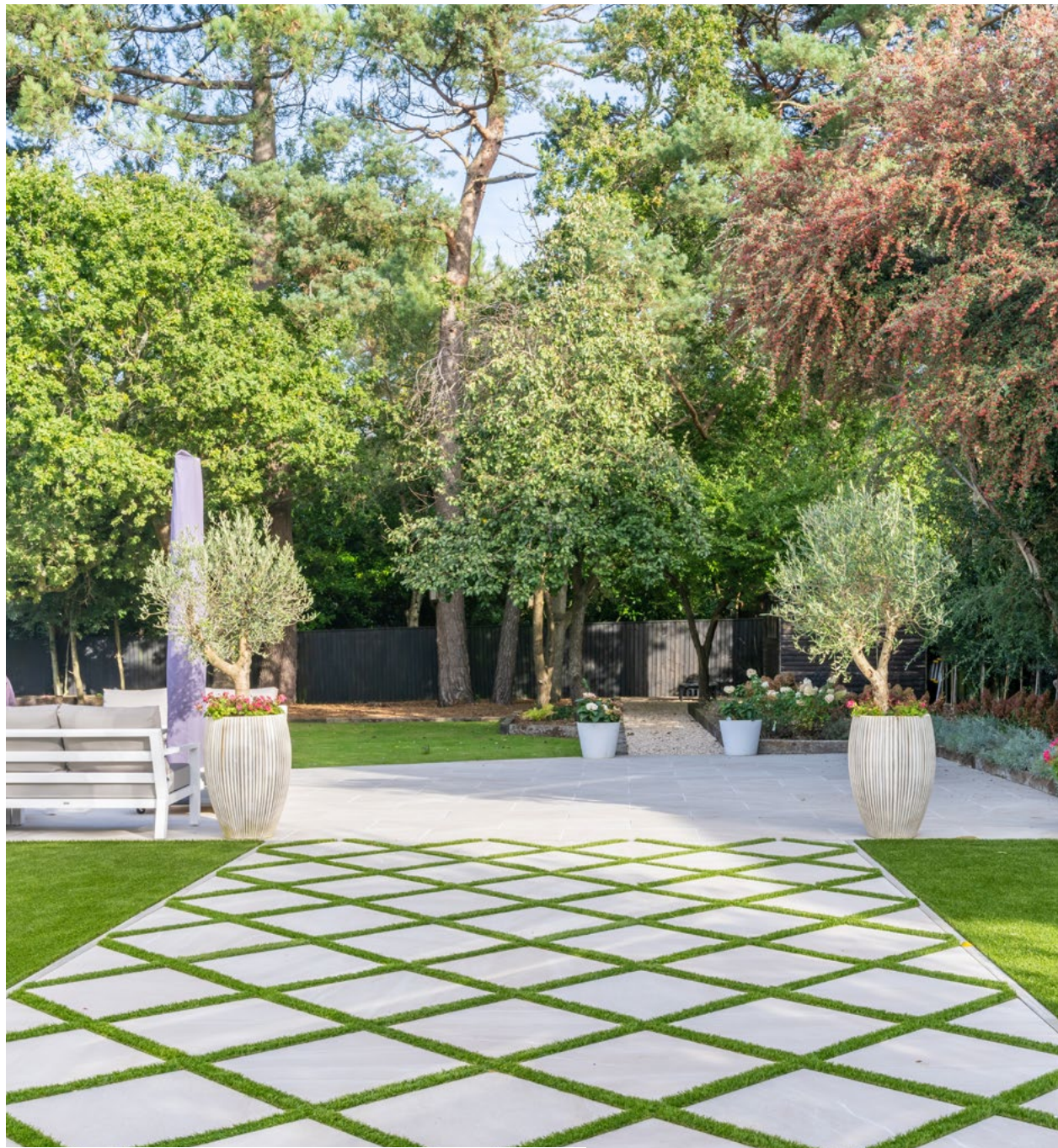


The principal en suite features high quality and elegant appointments.

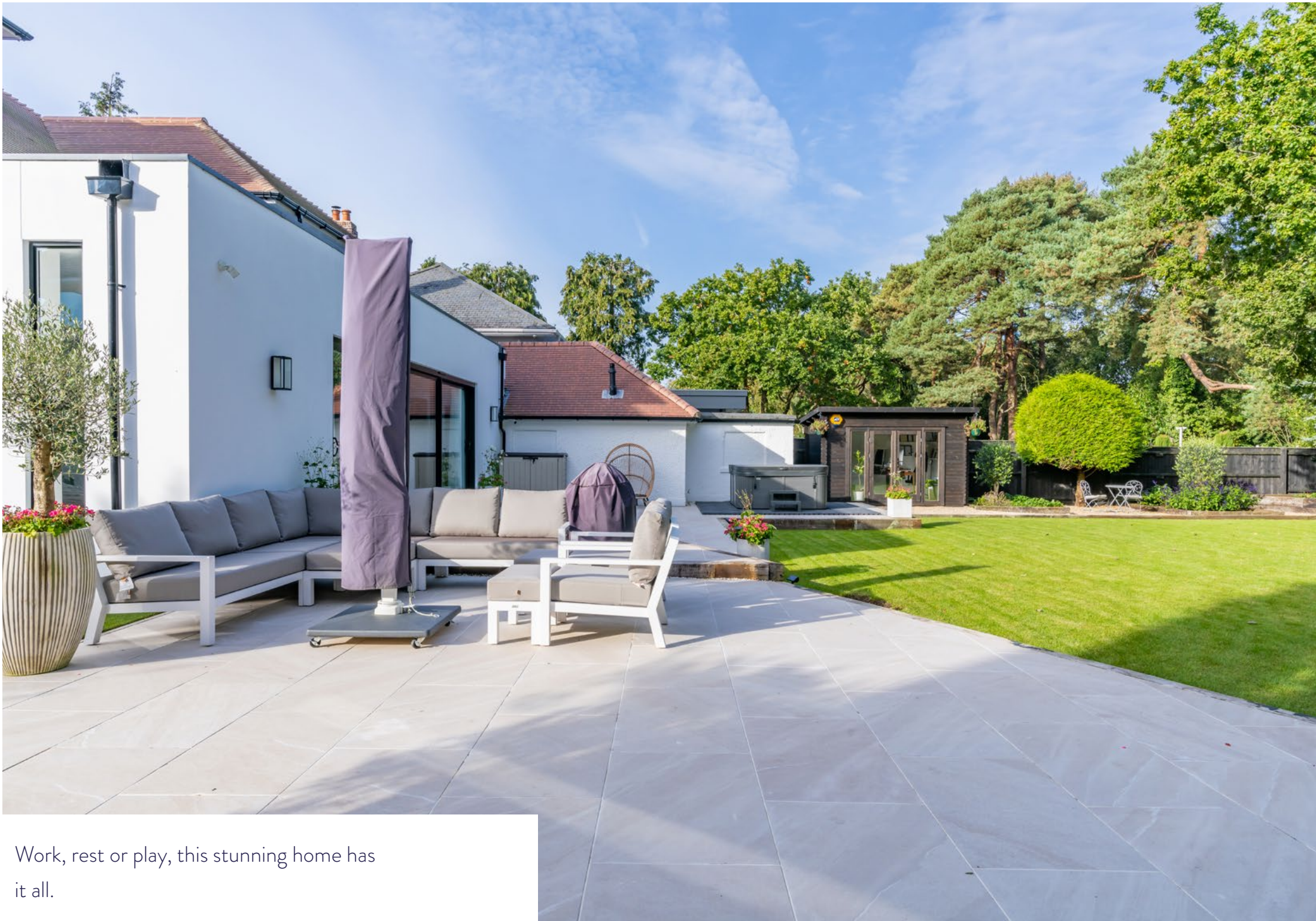


Guests are catered for in the lap of luxury.





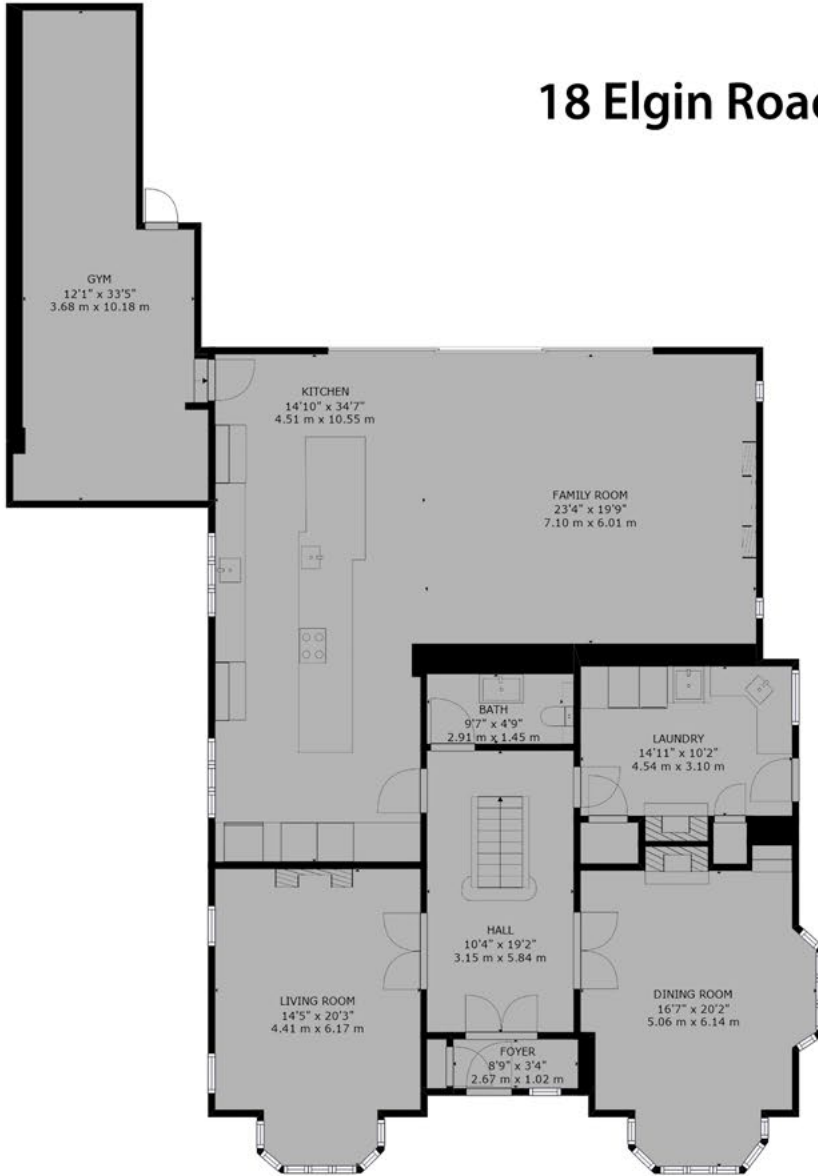
The landscape design is a match for the beautiful interior.



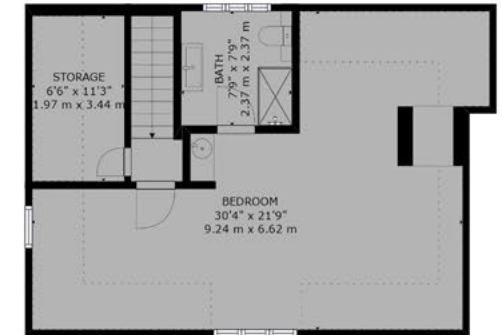
Work, rest or play, this stunning home has it all.

Floorplan

18 Elgin Road, Talbot Woods, Bournemouth, BH4 9NL



HOME OFFICE *
* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



GROSS INTERNAL AREA
HOUSE: GROUND FLOOR: 2,453 sq. ft, 228 m², FIRST FLOOR: 1,451 sq. ft, 135 m²
 SECOND FLOOR: 451 sq. ft, 42 m², TOTAL: 4,355 sq. ft, 405 m²
 (EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 216 sq. ft, 20 m²)

HOME OFFICE: 93 sq. ft, 9 m²

OVERALL TOTAL: 4,448 sq. ft, 414 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

A simply stunning example of a traditional and imposing pre-war house which has been imaginatively remodelled and extended to offer outstanding contemporary accommodation. Elgin Road is renowned as one of the best locales in Talbot Woods, noted for its large dwellings set in spacious grounds.

The built form here, including the home office in the grounds, extends to nearly 4,450 square feet and the current home owners have spared no expense in creating what can only be described as a dream home. There is a hugely impressive open plan lifestyle room which opens directly onto the garden and it zones conveniently for kitchen, dining and living. The ceiling lanterns flood the area with light and there's no doubt it's the heart and hub of the home. The highly luxurious kitchen features a huge centre island and breakfast bar, Quooker tap, stone tops, a concealed workstation as well as a concealed bar in addition to a whole host of high end integrated appliances. The ground floor also features a formal lounge, a formal dining room and a fully equipped gymnasium.

On the upper floors there is a total of four bedrooms and three bathrooms and we would challenge you to find a more luxurious master suite with its huge en suite bathroom, walk in closet and dedicated sun balcony. The photographs paint a picture and the quality threshold is hugely impressive throughout, especially when combined with the wonderful interior finishes and beautiful lighting design. The garden is level and features a free standing home office, private sun terrace with hot tub and a manicured lawn all finished to a correspondingly high standard of design.

- Stunning detached home
- Extends to 4,448 square feet
- Huge kitchen family room
- Exquisite fitted kitchen
- Four bedrooms, three bathrooms
- Formal sitting and dining
- Gymnasium
- Beautiful interior design and lighting
- Wonderful garden
- No expense spared refurbishment

Guide Price: £1,995,000

Tenure: Freehold

Stamp Duty: Main Home £150,650*
Additional Home £210,500*
(*based on guide price)

Council Tax: Band G
(2023/2024 £3,413.73)

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Property ref: 0896



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.