

Luxury+Prestige

88 GLENFERNESS AVENUE

TALBOT WOODS, BOURNEMOUTH, BH3 7ES



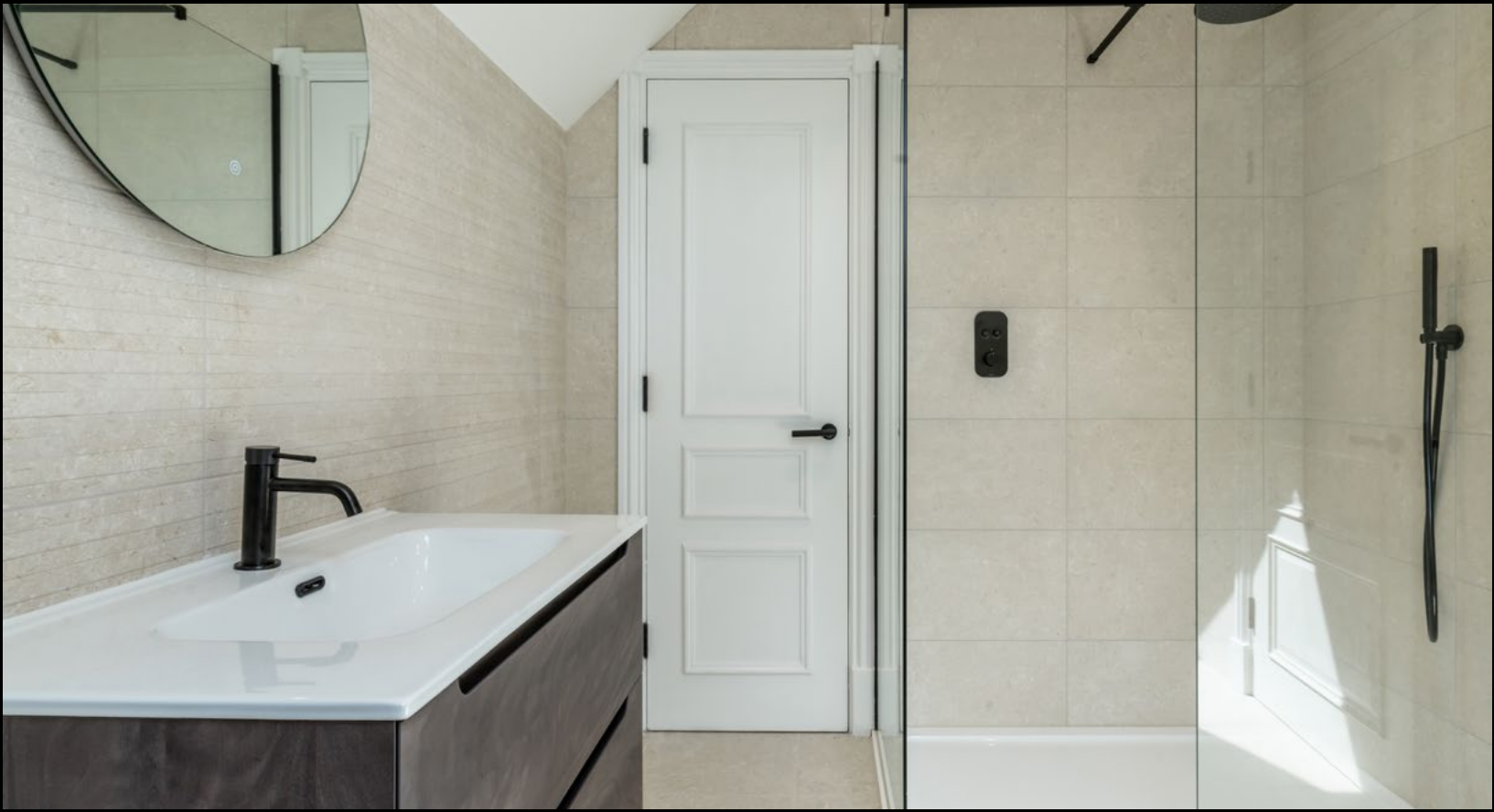














TAKE A STEP INSIDE



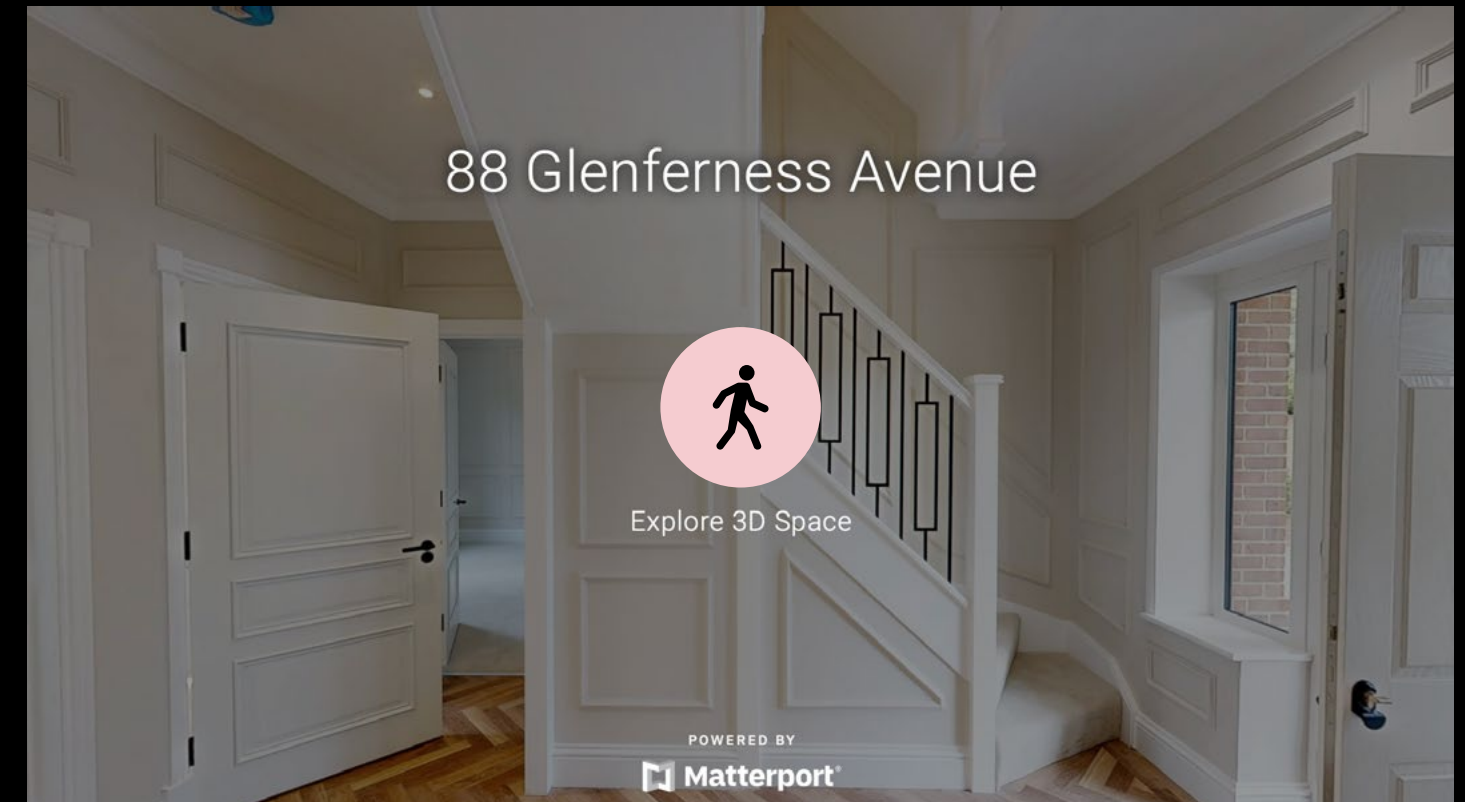
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

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



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

Matterport™

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.

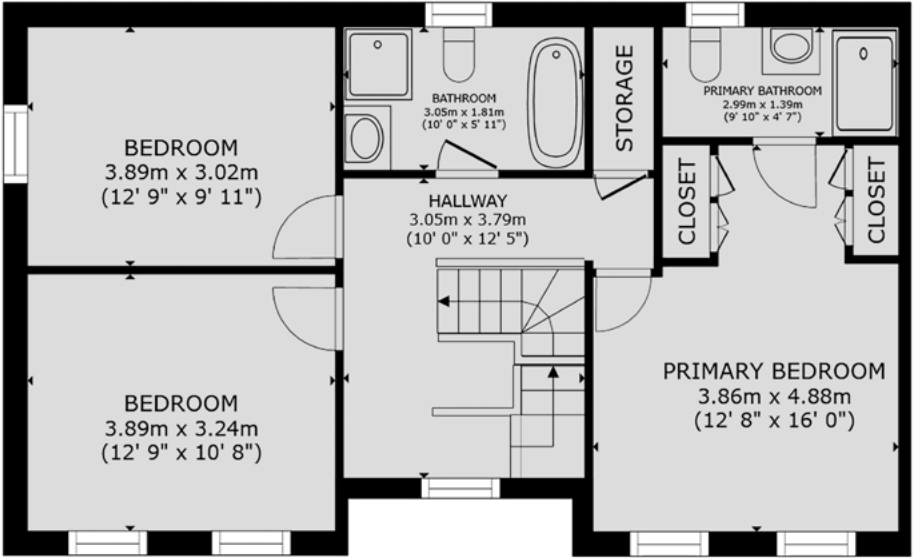
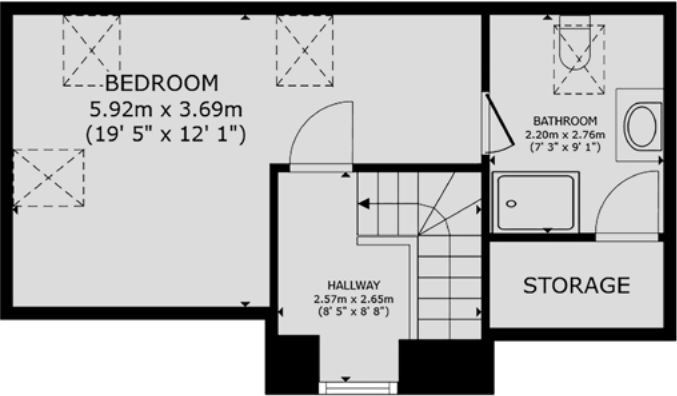
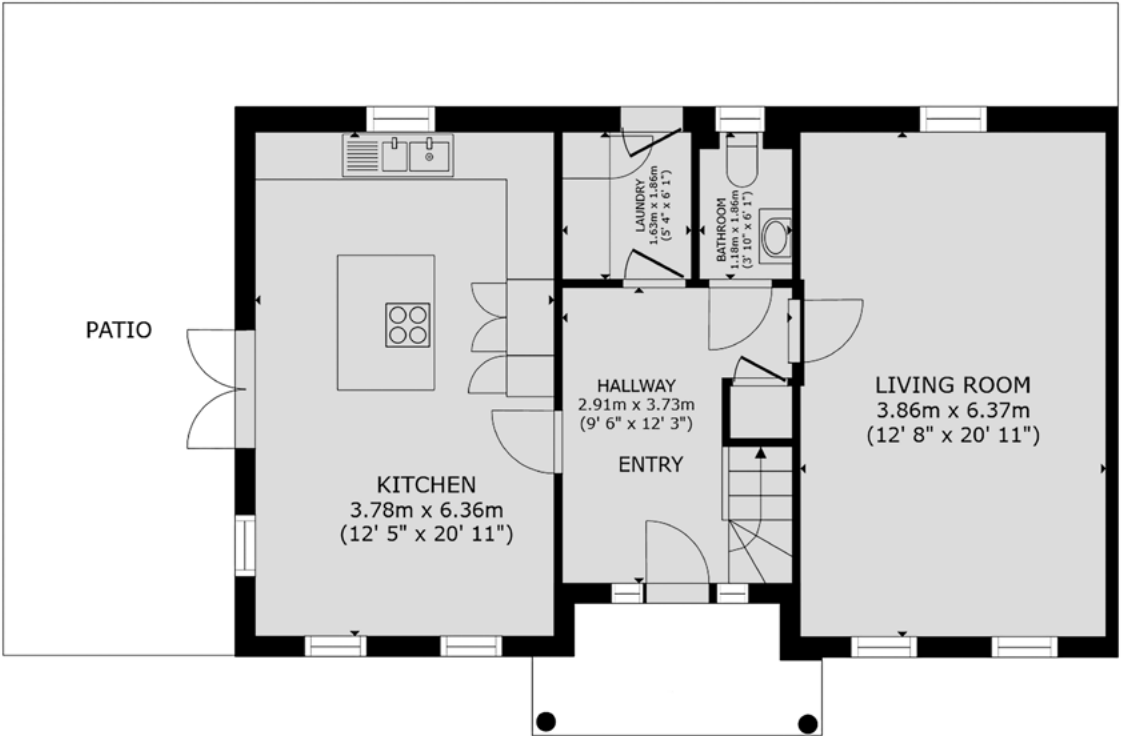
Floorplan

88 Glenferness Avenue, Talbot Woods,
Bournemouth, BH3 7ES

GROSS INTERNAL AREA

| | |
|---------------|-----------------------------------|
| House: | |
| Ground Floor: | 716 sq. ft / 67 m ² |
| First Floor: | 730 sq. ft / 68 m ² |
| Second Floor: | 360 sq. ft / 33 m ² |
| Total: | 1,806 sq. ft / 168 m ² |

Sizes and dimensions are approximate, actual may vary.



Summary

Located on one of Bournemouth’s most sought-after roads, this beautifully designed new build home recently constructed by Westell Developments offers luxury living across three spacious floors.

Set behind remote-controlled gates, the home boasts an impressive frontage and generous driveway with an EV charging point and parking for multiple vehicles, along with a brick-built double-door store. Finished to an exceptional standard, the accommodation includes a modern kitchen/diner with integrated appliances and double doors opening to a landscaped garden. There is also a separate utility room, cloakroom, and spacious reception room.

The first floor features two double guest bedrooms, a luxurious family bathroom, and a superb principal suite with built-in wardrobes and a stylish en suite. A fourth, generously sized bedroom occupies the top floor, complemented by its own en suite shower room. Blending seamlessly with the character of the surrounding street, the property also offers a thoughtfully landscaped garden with a large paved seating area and lawn — perfect for entertaining. This turnkey home offers style, space, and sophistication in a prime location.

Details

| | |
|------------------|--|
| Guide Price: | £1,295,000 |
| Tenure: | Freehold |
| Lease Length: | N/A |
| Maintenance: | N/A |
| Ground Rent: | N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts. |
| Stamp Duty: | Main Home £73,250** Additional Home £138,00** ** based on guide price, correct as at 01.06.25 |
| Local Authority: | BCP Council |
| Council Tax: | Band TBC 2025/2026 £x,xxx.xx pa*** *** Amount shown is for a main home, please seek advice for additional home. |
| Services: | Mains gas, electricity, water and drainage |

Key features

- + **Stunning new build home**
- + **Traditional architectural detailing**
- + **Luxurious specification**
- + **Four double bedrooms**
- + **Three bathrooms**
- + **Secure off road parking & electric gates**
- + **Landscaped garden with brick built store**
- + **Prestigious location**
- + **10 year builders warranty**
- + **Available to view now!**

Our team



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