

Luxury+Prestige

THE OLD TENNIS COURTS

31 GLENFERNESS AVENUE, TALBOT WOODS, BOURNEMOUTH, BH4 9NE



















Floorplan

The Old Tennis Courts
31 Glenferness Avenue
Talbot Woods, Bournemouth
BH4 9NE

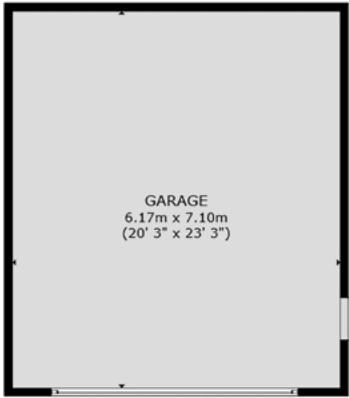
GROSS INTERNAL AREA

House:
Ground Floor: 1,225 sq. ft / 114 m²
First Floor: 1,070 sq. ft / 99 m²
Second Floor: 598 sq. ft / 56 m²
Total: 2,893 sq. ft / 269 m²

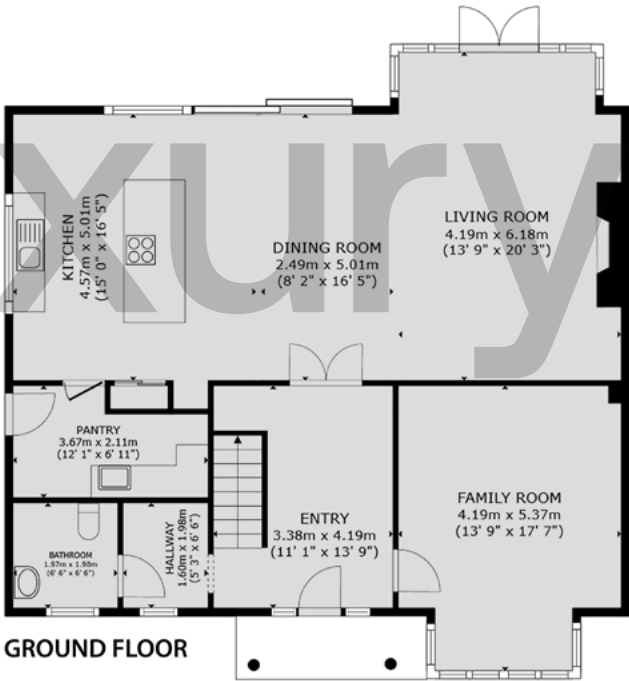
Garage 471 sq. ft / 44 m²

Overall Total: 3,364 sq. ft / 313 m²

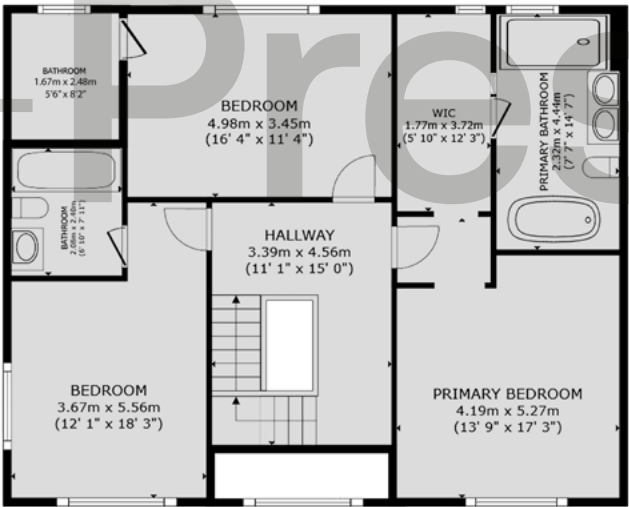
Sizes and dimensions are approximate, actual may vary.



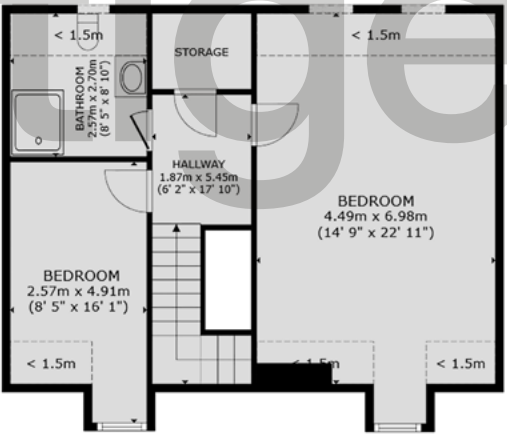
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TAKE A STEP INSIDE



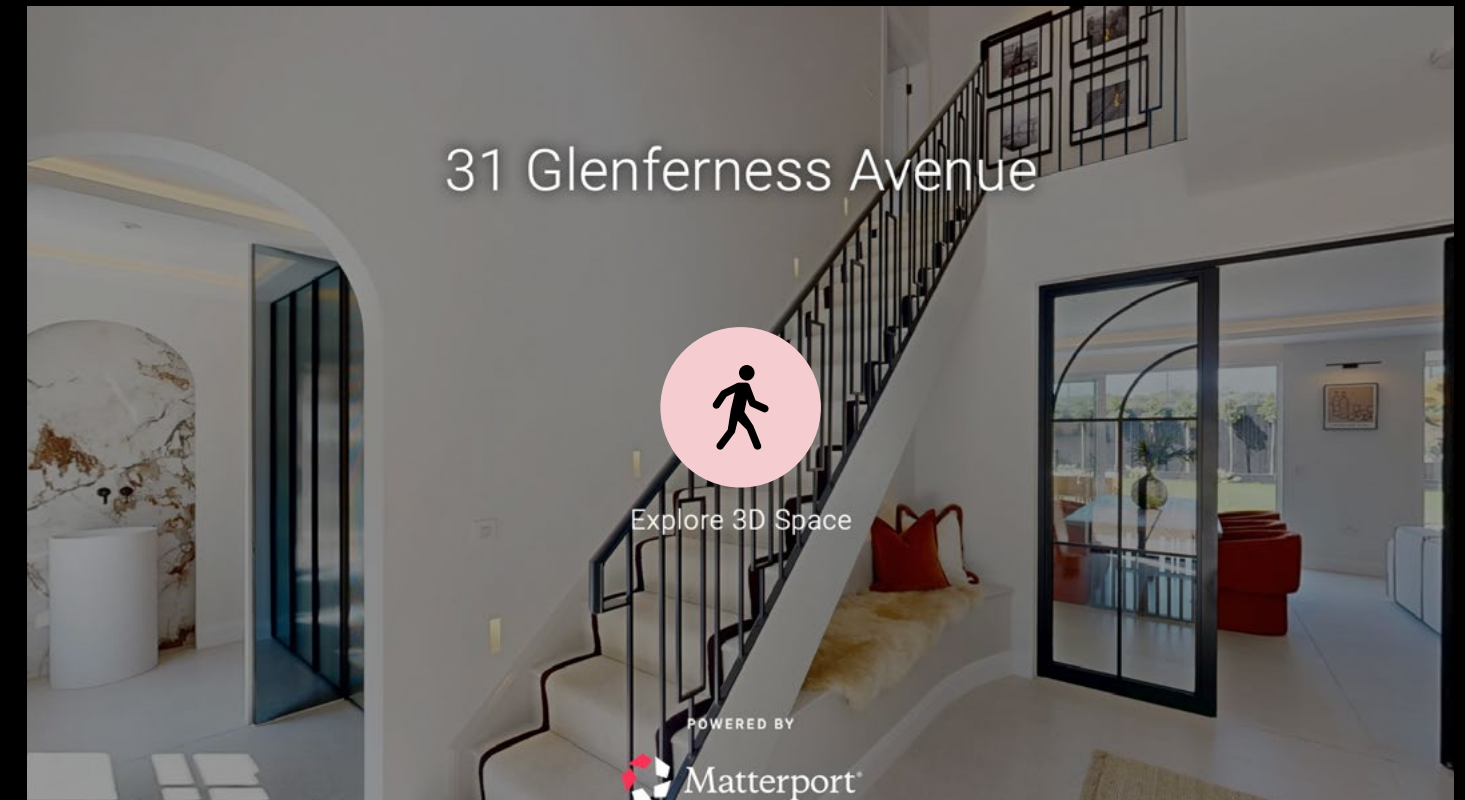
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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.

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.

Matterport™

Summary

Located in one of Bournemouth’s most prestigious addresses, The Old Tennis Courts—formerly part of Talbot Heath School is an exclusive, gated new-build development comprising three exceptional detached homes.

Traditional in architectural style yet finished with contemporary luxury throughout, this latest project by KLF Developments showcases their renowned attention to detail and uncompromising quality. House 1 offers approximately 2,893 square feet of beautifully appointed accommodation, along with a detached double garage, gated driveway, and generous off-road parking. Arranged over three floors, this stunning residence embodies the epitome of luxury living.

The beautifully landscaped rear garden provides a private and low-maintenance outdoor space—ideal for alfresco dining and entertaining. As expected from KLF Developments, no expense has been spared. Every material and finish has been carefully selected to meet the highest standards.

New-build opportunities in Talbot Woods are extremely rare, and The Old Tennis Courts offers a unique blend of modern luxury and timeless elegance that sits seamlessly within the existing streetscene.

Details

Guide Price:	£1,950,000
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 £147,750** Additional Home £245,250** ** based on guide price
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

- + Spectacular new build home
- + Exclusive gated development
- + Extends to 3,364 sq ft (inc. double garage)
- + Five bedrooms, four bathrooms
- + Luxurious open plan living space
- + Hidden pantry and utility room
- + Additional reception room
- + Gated driveway with double garage
- + South westerly facing level garden
- + 10 year builders warranty

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towning
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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