



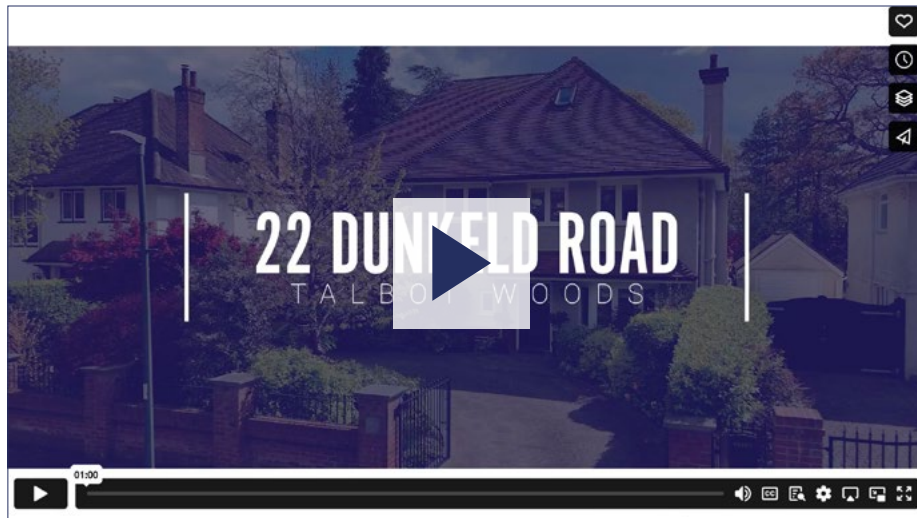
22 Dunkeld Road

Talbot Woods, Bournemouth, Dorset, BH3 7EN



Can't wait to view in person?

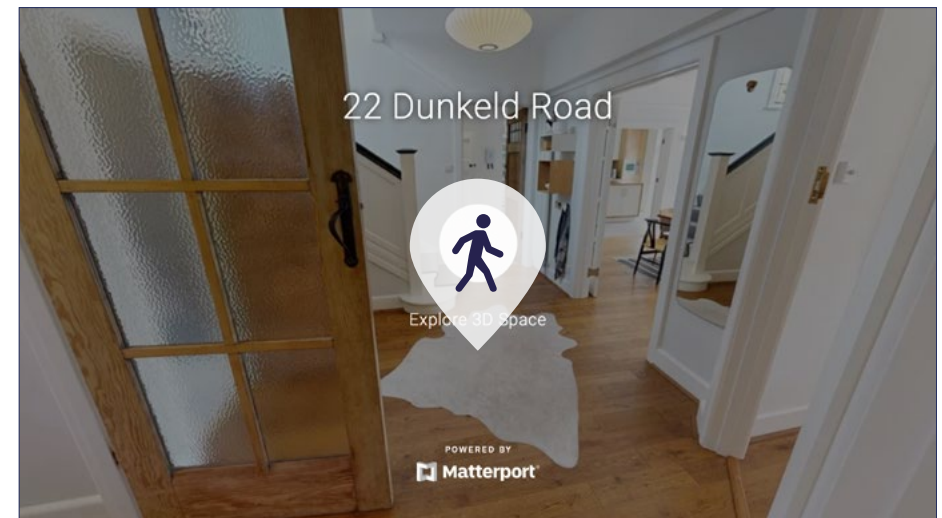
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to 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



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™



It has a wonderful sunny garden that is private and secluded.



The interior is modern and uber-stylish.



It is immaculately presented throughout with a cool and contemporary feel.



It seamlessly blends the traditional with the contemporary.



There is plenty of space for entertaining with family and friends.



The principal suite has a huge en suite bathroom.





There are a total of five bedrooms and four bathrooms.





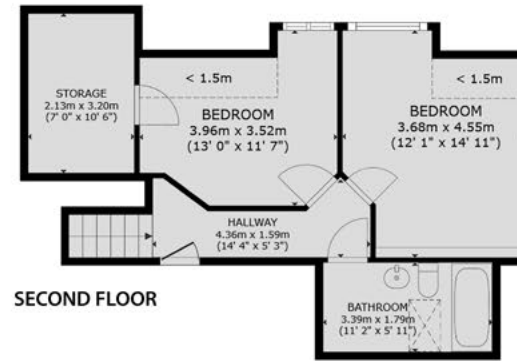
The level and sunny garden is the star of the show!

Floorplan

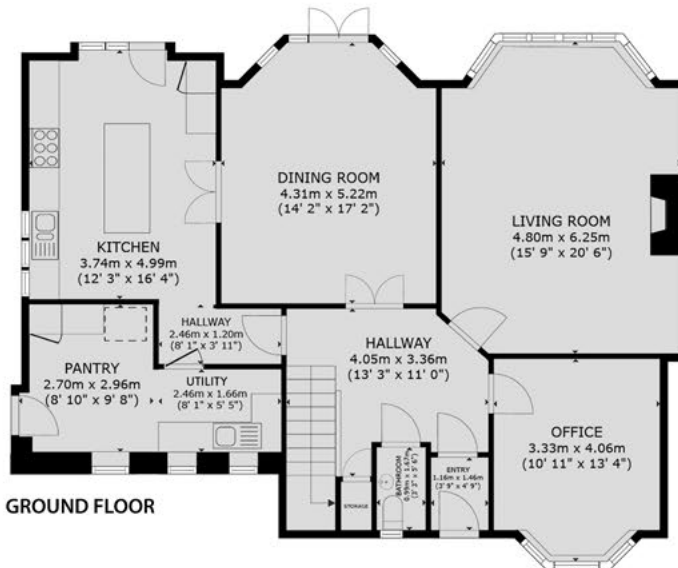


GARAGE / STUDIO

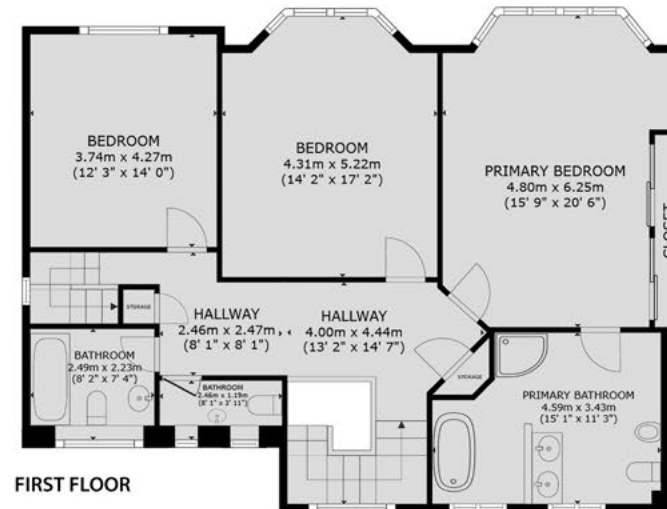
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
HOUSE: GROUND FLOOR: 1,245 sq. ft, 116 m2, FIRST FLOOR: 1,233 sq. ft, 115 m2
 SECOND FLOOR: 467 sq. ft, 43 m2, TOTAL: 2,945 sq. ft, 274 m2
 (EXCLUDED AREAS: REDUCED HEADROOM: 40 sq. ft, 4 m2)
GARAGE: 202 sq. ft, 19 m2
STUDIO: 212 sq. ft, 20 m2
OVERALL TOTAL: 3,359 sq. ft, 313 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Summary

A stunning example of a traditional and imposing pre-war house which offers elegant, yet contemporary accommodation. Dunkeld road is renowned for its large dwellings set in spacious grounds and this is no exception.

The house alone extends to nearly 3,000 square feet and the current home owners have created a feeling of timeless tradition but with a modern ambiance. There is an impressive semi open plan kitchen dining room which both have French style doors opening onto the garden.

The kitchen features a centre island with breakfast bar and door leading to a great sized walk-in pantry / utility room. The ground floor also features a formal lounge with Southerly aspect again backing onto the garden and a separate further reception room currently used as a study. There is hardwood oak flooring throughout and there are a total of five bedrooms and four bathrooms.

The garden is level and South facing and features a bespoke garden studio which can also be used as a bedroom, complete with bathroom. At the end of the garden there is a shed with a plenty of storage and private sun terrace and a manicured lawn and planting finish off this wonderful home.

- Stunning detached home
- Semi open-plan kitchen / dining room
- Extends to 2,945 square feet
- Formal sitting and further reception / office
- Wonderfully private South facing garden
- Carriage style driveway with garage and parking
- Garden studio room
- Great size walk-in pantry / utility
- Wonderful garden
- Ideal for West Hants Tennis club

Details

Guide Price: £1,565,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

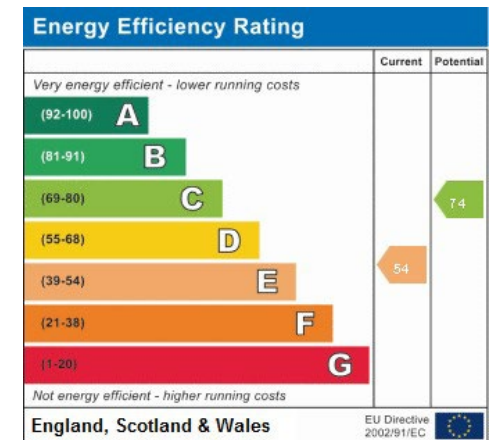
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £99,050**
Additional Home £146,000**
** based on guide price

Council Tax: Band G
2024/2025 £3,579.59pa

EPC:



Address:
22 Dunkeld Ln ↗



LUXURY & PRESTIGE

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- Property Ref:** 0949



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.