



Asking Price £2,000,000

26a Glenferness Avenue, Bournemouth, BH4 9NQ



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### Main Description

A unique and spectacular detached home located in one of Talbot Woods most popular roads. Situated on a beautifully landscaped plot this property offers easy access to Westbourne, The West Hants Tennis and Health Club, The Club at Meyrick Park with its 18 hole golf course set within 120 acres of scenic parkland and the highly regarded Talbot Heath School.

This stunning property was built circa 2008 and boasts a substantial internal floor space in excess of 5000 sq. ft. Set back from the tree lined road the property is approached via electric gates and driveway offering ample parking for several vehicles and access to a single garage.

The impressive and large entrance hall has many features including a working feature fireplace, grand staircase, tumbled travertine floor tiles, underfloor heating and access to all accommodation. A spacious reception room is situated at the front of the property with a large double glazed bay window creating a bright and airy feeling and a dual fuel wood burner. An impressive open plan kitchen/diner/family room offers extensive space and provides the ideal space for entertaining and family gatherings. This is undoubtedly where you will spend the majority of your time and the room extends across the width of the property at the rear. The kitchen has granite worktops around three sides with a central island benefitting from a wooden work top. Integrated appliances include a fridge/freezer, dishwasher, combination oven with grill and a dual fuel 5 burner range style oven, hidden extractor and wine fridge. This expansive room has the continuation of underfloor heating and travertine tiles from the hallway which seamlessly blend with the flooring in the bespoke orangery/extension which again runs the width of the property and is currently used as a games room with bar and seating areas. Two sets of French doors provide access to the rear garden. Completing the ground floor accommodation is a good sized office, W.C and utility room which provides access to the side of the property.

On the first floor positioned at the rear of the property is the master bedroom which has the benefit of underfloor heating, built in wardrobes Juliette balcony and dressing room with separate wet room. There are two further double rooms on this level each with underfloor heating, built in wardrobes and en-suite shower/bathroom.

The second floor accommodation comprises of a 4th double bedroom situated at the rear of the property with a feature balcony overlooking the landscaped rear garden and golf course. Bedroom five is another large double room overlooking the front of the property with an en-suite shower room.

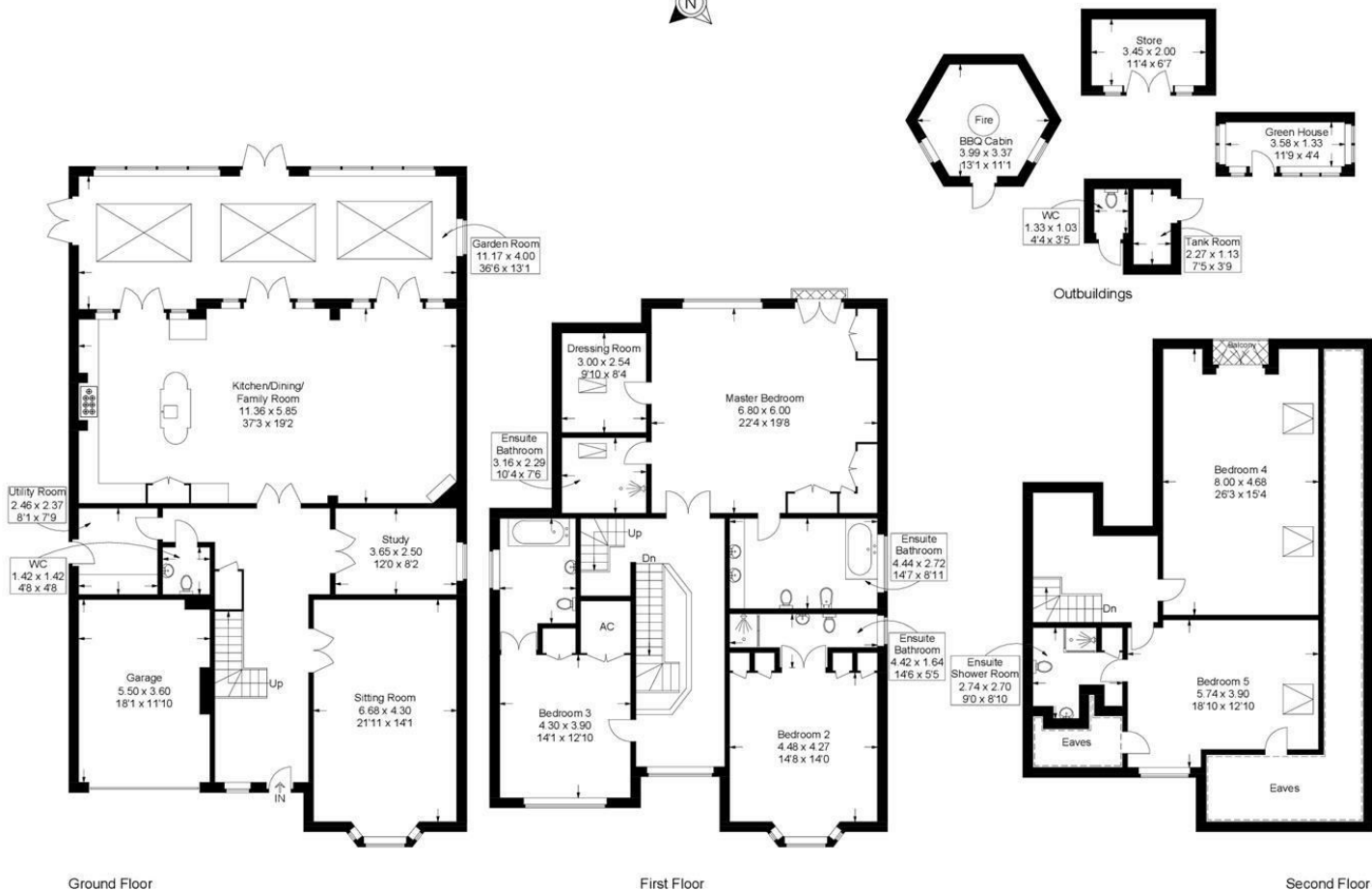
Externally the property benefits from a single garage, landscaped rear gardens with paved patio and sunken hot tub, an amazing bbq log cabin, summer house, greenhouse, pump room, outside W.C. and private access onto the 15th fairway of Meyrick Park golf course.

### FEATURES & SPECIFICATIONS

- Stunning Detached Property.
- Five Double Bedrooms
- Four En-Suite Bath/Shower rooms
- Electric Gated Entrance
- Large Driveway With Parking For Several Vehicles
- Sunken Hot Tub
- Exclusive Grill Cabin
- Home Entertainment System
- Landscaped Gardens
- Popular Talbot Woods Location.

### Glenferness Avenue, Bournemouth

Approximate Gross Internal Area = 480.6 sq m / 5173 sq ft  
 Outbuildings = 26.9 sq m / 289 sq ft  
 Total = 507.5 sq m / 5462 sq ft



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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