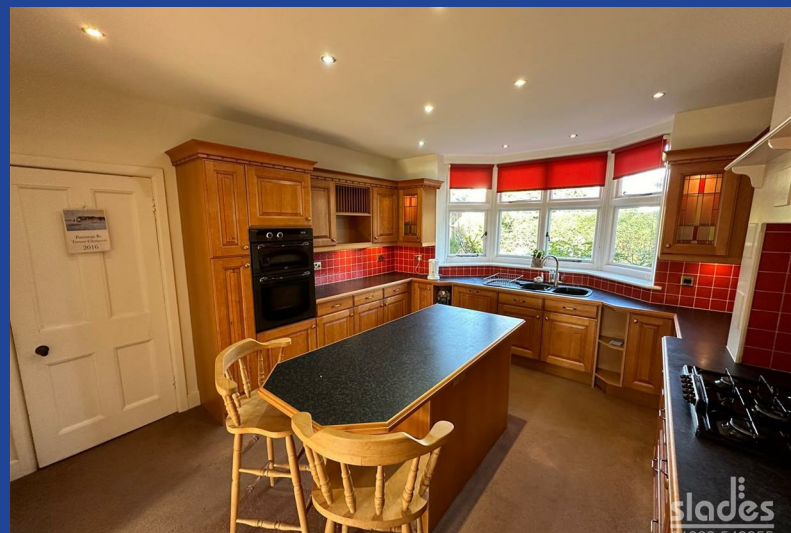




## 'Slafield Lodge' 66 & 66a Wimborne Road

Talbot Woods, Bournemouth, BH3 7AR

Price Guide £1,250,000



## Road Map



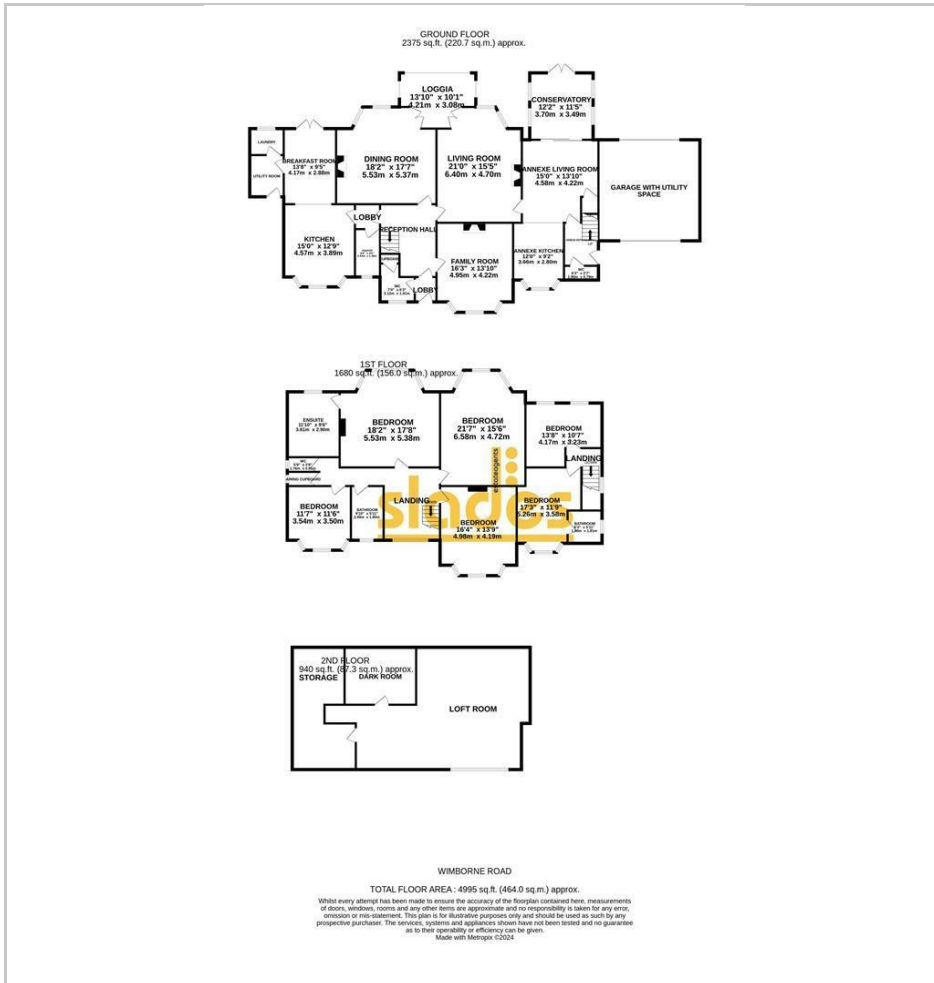
## Hybrid Map



## Terrain Map



## Floor Plan



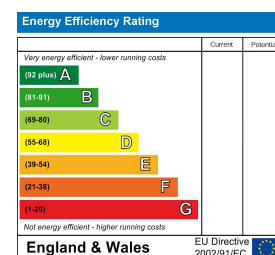
- SUBSTANTIAL 'LAMBERT' BUILT FAMILY HOME & ANNEXE
- OAK PANNELLED RECEION HALL & FULL GALLERIED LANDING
- 4 LARGE RECEPTION ROOMS IN MAIN HOUSE
- SOLID 'ALDERWOOD' KITCHEN
- BOOT ROOM, UTILITY, LAUNDRY & PANTRY ROOMS
- 4 LARGE BEDROOMS IN MAIN HOUSE
- SUSTANCIAL LOFT ROOMS INC DARK ROOM
- 2 BEDROOM SEMI DETACHED ANNEXE
- DOUBLE GARAGE
- LARGE DOUBLE SOUTH FACING PLOT

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 'Slafield Lodge' 66 & 66a Wimborne Road

Talbot Woods, Bournemouth, BH3 7AR

Price Guide £1,250,000



## A SUBSTANTIAL LAMBERT BUILT FAMILY RESIDENCE PLUS SEMI DETACHED 2 BEDROOM ANNEXE WITH DOUBLE GARAGE AND LARGE DOUBLE PLOT OFFERED FOR SALE WITH NO FORWARD CHAIN

### THE ACCOMMODATION

with approximate room sizes comprises of a large canopied ENTRANCE PORCH with original stained and leaded solid Oak front door leading to the ENTRANCE LOBBY with adjoining door to the GROUND FLOOR CLOAKROOM having a ceramic tiled checkerboard floor, white suite and leaded glazed window to the front elevation. Useful storage cupboard. From the lobby a further leaded glazed solid oak door leads to the

### OAK PANELLED RECEPTION HALL

Having a naturally coved ceiling with central pendant light fitting, Dutch plate rail. Solid oak internal doors to all principle rooms and further internal lobby with doors to

### PANTRY

with the original panel glazed dresser unit set over lower storage cupboards and drawers. High level electricity meter and consumer unit and uPVC frosted glazed window to the front elevation.

### KITCHEN

15 x 12'9 (4.57m x 3.89m)

Spotlights to ceiling. Extensive range of solid Alderwood wall and base level cabinets with glazed display cabinets, tiled splashbacks, dresser units. Five burner gas hob with integrated extractor hood over. Integrated dishwasher. Dual bowl single drainer composite sink with pillar tap over. Plate racks and display shelving. Large central island unit with further cupboards and deep bay window overlooking the front garden.

### BREAKFAST ROOM

13'8 x 9'5 (4.17m x 2.87m)

inset spotlights, convection radiator with thermostatic valve. uPVC double glazed casement doors with side screens leading onto rear patio and garden beyond.

### UTILITY & LAUNDRY ROOM

Wall and base level cabinets with rolled edge working surfaces and tiled splashbacks, ceramic tiled floor. Access to loft space. Laundry area with further matching cupboards, rolled top working surfaces, tiled splashbacks. Space and plumbing for washing machine. Single drainer stainless steel with chrome mixer tap and uPVC double glazed window to the rear elevation. Trades door to side courtyard.

### FORMAL DINING ROOM

18'2 x 17'7 (5.54m x 5.36m)

with naturally coved ceilings, picture rail, central pendant light, convection radiator with thermostatic valve. Period dual mantle fireplace surround with polished stone backplate, hearth and open grate. Two dresser units fitted to chimney recess and deep bay overlooking the rear garden with casement doors leading onto loggia.

### SITTING ROOM

21' x 15'5 (6.40m x 4.70m)

naturally coved ceiling, convection radiator with thermostatic valve, decorative fireplace surround with polished stone backplate and hearth and 'Living Flame' gas fire. Deep bay window with casement doors overlooking the rear garden and providing access to the rear loggia. Adjoining door to annexe.

### FAMILY ROOM

16'3 13'10 (4.95m x 4.22m)

naturally coved ceilings with five wall lights, two bookshelves / storage cabinets built into chimney recesses. Convection radiator with thermostatic valve and wooden fireplace surround with polished stone backplate and hearth and open grate. Deep bay window to the front elevation.

### GALLERIED LANDING

with convection radiator with thermostatic valve and coved ceilings to picture rail. Large leaded glazed picture window with secondary glazing to the front elevation. Access to loft room. Walk in airing cupboard. Separate WC/ cloak room with windows to the side elevation.

### MASTER BEDROOM SUITE

18'2 x 17'8 (5.54m x 5.38m)

naturally coved ceilings, pendant lights, convection radiator with thermostatic valve. Extensive range of floor to ceiling wardrobes and drawers, storage cupboards together with matching bedside tables and fitted headboard. Light shelf over bed area and recessed glazed display cabinet in chimney recess. uPVC double glazed bay window to the rear elevation. Adjoining door to

### EN SUITE BATHROOM

11'10 x 9'6 (3.61m x 2.90m)

with naturally coved ceiling and LED spotlights, extractor unit, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden. Part tiled walls. Fully enclosed bath unit with thermostatically controlled wall mounted control and shower hose. Modern twin bowl wall hung vanity sink unit and medicine cabinet over with lighting. Large walk in shower cubicle.

### BEDROOM 2

21'7 x 15'6 (6.58m x 4.72m)

with naturally coved ceiling, pendant light, radiator with thermostatic valve. An extensive range of built in wardrobes and dressing table with mirrors and lighting over. Deep uPVC double glazed bay window to the rear elevation.

### BEDROOM 3

16'4 x 13'9 (4.98m x 4.19m)

with naturally coved ceiling to picture rail, pendant light, convection radiator with thermostatic valve. Modern built in vanity style sink unit with tiled splashbacks and full height built in wardrobe. to chimney recess. Deep uPVC double glazed bay window to the front elevation.

### BEDROOM 4

11'7 x 11'6 (3.53m x 3.51m)

naturally coved ceilings to picture rail, central pendant light, convection radiator with thermostatic valve and deep uPVC double glazed bay window to the front elevation.

### FAMILY BATHROOM

9'10 x 5'11 (3.00m x 1.80m)

fully tiled walls, inset spotlights. Modern white suite comprising of a panel enclosed bath with centrally mounted Victorian style chrome mixer taps with shower attachment. Close

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couple WC, pedestal wash hand basin with chrome Victorian style monoblock tap. Walk in fully glazed shower cubicle. Extractor unit and uPVC double glazed window to the front elevation.

#### SECOND FLOOR

can be accessed via a timber ladder from the landing recess and consists of a wood lined 'darkroom' and large open plan room with dormer window to the front elevation and further tank room and large enclosed storage areas.

#### SEMI DETACHED/ LINKED 2 BEDROOM ANNEXE

The COMPLETELY SELF CONTAINED ANNEXE has its own private covered entrance from the right hand side of the property into a ENTRANCE HALL with CLOAKROOM having a white suite. Further feature panel glazed door leads to the

#### LIVING ROOM

15 x 13'10 (4.57m x 4.22m)

with moulded ceiling cornice and two pendant lights and four wall light fittings. Convection radiator with thermostatic valve, decorative polished stone fireplace surround with hearth and 'Living Flame' electric fire. Sliding patio door conservatory and open archway through to

#### CONSERVATORY

12'2 x 11'5 (3.71m x 3.48m)

with polycarbonate roof and surround uPVC double glazed windows and further casement door leading into the garden. Convection radiator with thermostatic valve.

#### KITCHEN

12 x 9'2 (3.66m x 2.79m)

with inset spotlights and moulded ceiling cornice. Extensive range of wall and base level kitchen cupboards with rolled top working surfaces incorporating 1 ¼ bowl single drainer stainless steel sink, four burner gas hob and chimney style extractor hood over, tiled splashbacks. Integrated slimline dishwasher, integrated full height fridge freezer and tall pull out larder style cupboard. Wall display cabinets with inset lighting. Space for eye level oven and double glazed bay window to the front elevation.

A staircase from the entrance hall (complete with fitted stairlift) leads to the FIRST FLOOR LANDING with window to the side elevation and doors to

#### BEDROOM 1

17'3 x 11'9 (5.26m x 3.58m)

having moulded ceiling cornice and central pendant light, reading light over bed area. Two convection radiators with thermostatic valves. uPVC double glazed bay window to the front elevation. Extensive range of built in wardrobes with draws and matching bedside tables.

#### ENSUITE BATHROOM

6'3 x 5'11 (1.91m x 1.80m)

with moulded ceiling cornice, inset spotlights. Modern white suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over. Convection radiator with thermostatic valve. Close couple WC and modern vanity style sink unit with chrome quarter turn taps. Part tiled walls. Frosted double glazed window to the side elevation.

#### BEDROOM 2

13'8 x 10'7 (4.17m x 3.23m)

with moulded ceiling cornice and pendant light. A range of built in wardrobes and drawers and utility area with further storage cupboard and built in sink with chrome monoblock tap. Two double glazed casement windows to the rear elevation overlooking the garden.

#### DOUBLE GARAGE

large garage with electronically operated sectional doors to both the front and rear elevations. Plumbing for UTILITY AREA and mezzanine floor for storage within pitched roof space.

#### EXTERNAL GROUNDS

There are EXTENSIVE LANDSCAPED FRONT AND REAR GARDENS with the rear garden being SOUTH FACING. There is a secure courtyard area to the left hand side of the property which can also be accessed from the UTILITY ROOM. Immediately abutting the rear of the property there is a large paved terrace area with steps leading to the lower garden and water features.

#### DISCLAIMER

In accordance with the ESTATE AGENCY ACT 1979 we would like to inform you that our clients selling this property have a professional relationship with Slades Estate Agents.





