

PS

Rossgarth, 1 St. Anthony's Road, Meyrick Park - BH2 6PB
£1,500,000

PS

Rossgarth

Meyrick Park Conservation Area

Rossgarth is a beautifully presented period residence in an exceptional Bournemouth location. Its combination of approx. 3,849 sq.ft, six bedrooms, private gated grounds, extensive parking and direct proximity to Meyrick Park makes it an unusually compelling proposition. The granted planning permission adds another valuable dimension: the opportunity to introduce additional residential accommodation and a more contemporary layout in the future, whilst retaining the character and functionality of the existing home. Whether enjoyed exactly as it stands or evolved over time, Rossgarth offers its next owners a rare combination of scale, privacy, character, location and future flexibility.

- One of Meyrick Park's finest private residences
- Total Internal Area: 3,849 sq.ft
- Six double bedrooms, 3 bathrooms & two cloakrooms
- Kitchen breakfast room with island and utility room
- Large glazed orangery / conservatory opening to garden
- Three grand reception rooms
- Wrap around gardens with ornamental fish pond and landscaping
- Electric gates and extensive off road parking
- Scope to evolve for income potential
- Garage and driveway parking for multiple vehicles
- Planning granted to convert garage into separate Coach House dwelling
- Council Tax Band G
- EPC Rating: D
- Freehold



Main Residence

The principal residence provides six bedrooms, three bathrooms, two additional WCs, three substantial reception rooms and two dedicated offices, offering considerable flexibility for family life, entertaining and working from home.

High ceilings, generous proportions and abundant natural light create a strong sense of space throughout. The impressive kitchen and breakfast room forms the heart of the home, centred around a substantial island and complemented by premium integrated appliances.

Further reception accommodation includes an elegant lounge, separate dining room and a large, light-filled orangery opening directly onto the surrounding gardens. Practical accommodation includes a walk-in pantry, dedicated utility and laundry facilities, together with a basement providing secure, lockable storage. The property is presented in excellent condition, combining period character with modern comfort.

Notable features include hardwood flooring, high-quality carpets sourced through Harrods, premium kitchen and laundry appliances and a magnificent galleried landing illuminated by an original stained-glass window. The result is a substantial and highly versatile home which requires no fundamental reconfiguration to be enjoyed today.



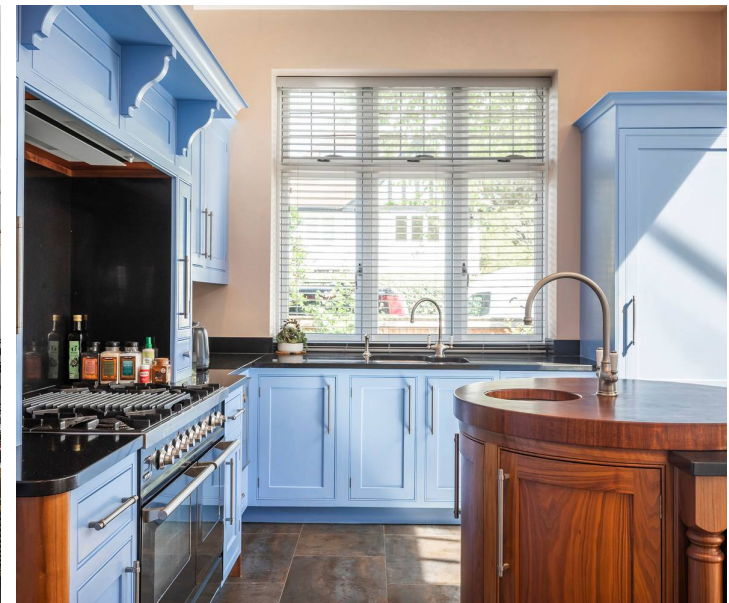


PLANNING PERMISSION & FUTURE POTENTIAL:

A significant additional feature of Rossgarth is the granted planning permission relating to the detached garage and elements of the principal residence. The approved scheme provides for the conversion of the existing detached garage into additional residential accommodation, together with an approved reconfiguration of elements of the main house to facilitate a more contemporary open-plan living arrangement.

The planning permission provides a purchaser with the ability to consider how the property could evolve in the future, whilst the existing house remains a substantial and fully functional family home in its current form. The approved garage conversion could provide valuable additional accommodation, subject to the terms and conditions of the consent, with potential applications including guest accommodation, multigenerational living, a home office or studio, gym or other appropriate use.

The approved internal reconfiguration also provides the option of introducing a more contemporary open-plan living concept, should a purchaser wish to combine the character of the existing property with a modern style of living. Approved plans, planning documentation and CGI illustrations are available for inspection upon viewing.



OUTSIDE:

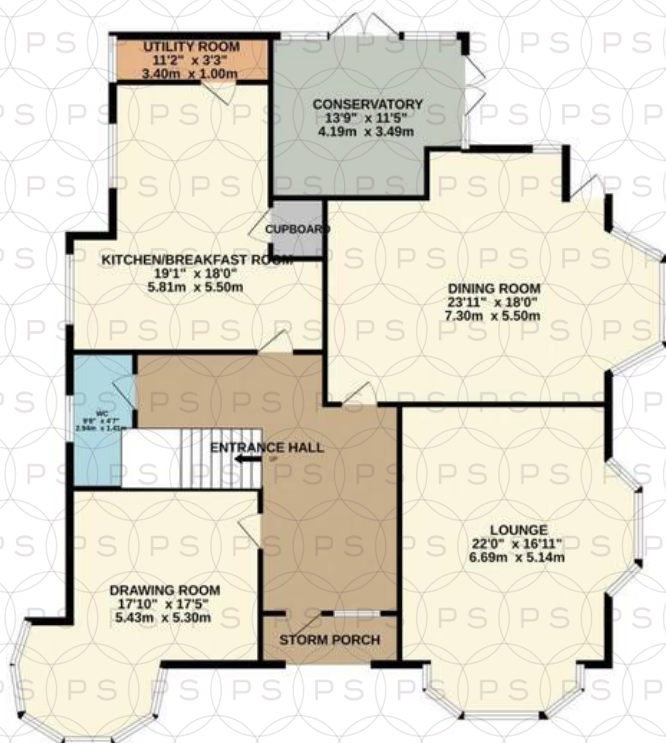
The grounds are a defining feature of Rossgarth. Approached through electric gates, the sweeping carriage driveway provides parking for approximately 15 vehicles, together with the detached garage. The established wraparound gardens are enclosed by mature trees, creating an exceptional degree of privacy. Expansive lawns, landscaped areas, a spacious veranda and sun terraces provide excellent spaces for outdoor dining, entertaining and relaxation. Despite its proximity to central Bournemouth, the setting is remarkably secluded and tranquil.

LOCATION:

Rossgarth occupies a highly desirable position within one of Bournemouth's most established residential areas. Bournemouth town centre and the award-winning beaches are within easy reach, whilst Bournemouth Railway Station is approximately 0.7 miles away, providing direct services to London Waterloo, Southampton Central, Winchester, Birmingham New Street and Manchester Piccadilly. The Wessex Way provides convenient access across the wider region, while AFC Bournemouth's Vitality Stadium is approximately a 10-minute drive away. The West Hants Club, Nuffield private hospital, highly regarded schools and a wide selection of restaurants, shops and everyday amenities are also within close proximity.



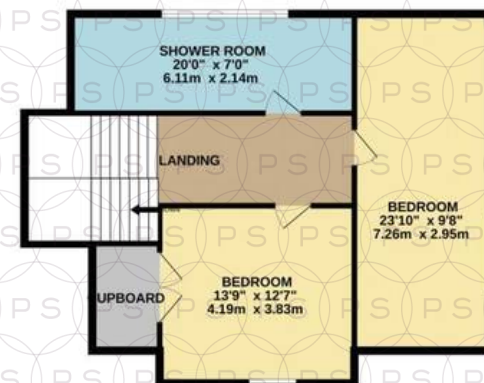
GROUND FLOOR
1695 sq.ft. (157.5 sq.m.) approx.



1ST FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



2ND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 3849 sq.ft. (357.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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