



Elgin Road  
Talbot Woods Bournemouth BH4 9NL  
£5,000 Per month







## Details

A beautifully presented four bedroom detached family home, finished to an exceptional standard throughout and occupying a highly sought after position on Elgin Road, one of Talbot Woods' premier residential addresses. Backing directly onto the woodland edge of Meyrick Park Golf Course, this stylish contemporary residence enjoys a rare combination of privacy, tranquillity and

### Property Comprises

The property offers generously proportioned and thoughtfully designed accommodation, perfectly suited to modern family living. A striking double height reception hallway creates an impressive first impression, featuring a galleried landing, expansive glazing and a stunning feature light fitting that floods the space with natural light.

At the heart of the home is a magnificent open plan kitchen, dining and family room overlooking the beautifully landscaped rear garden. Full width doors open seamlessly onto the extensive terrace, creating an ideal space for both everyday living and entertaining. The designer kitchen is fitted with a central island, high quality integrated appliances and sleek contemporary cabinetry.

In addition, there are three further reception rooms, including a spacious principal living room, a cosy snug which flows through to a dedicated home office, and the snug offering flexibility for family requirements. The ground floor further benefits from a utility room, useful storage facilities and a WC.

The first floor accommodation is equally impressive. The luxurious principal suite comprises a spacious bedroom, walk-in wardrobe, stylish en-suite shower room and a large private balcony enjoying elevated views across the gardens and woodland beyond. There are three further generous double bedrooms, including a guest suite with en suite shower room, while another benefits from extensive fitted wardrobes. A beautifully appointed family bathroom serves the remaining bedrooms.

Externally, the south facing rear garden has been expertly landscaped to provide a series of tiered levels and extensive terrace areas designed for outdoor living. An impressive outdoor kitchen with built in barbecue creates the perfect setting for al fresco dining and entertaining, whilst the private woodland backdrop affords an exceptional sense of seclusion.

To the front, an attractive boundary wall encloses a generous carriage driveway providing ample off road parking. A secondary driveway leads to a detached single garage with motorised door, power and lighting. Further features include gas central heating, double glazing, a fully fitted kitchen with integrated appliances, inset televisions, and an EV charging point.

Offered on a furnished basis and ready for occupation from early July, this outstanding home presents a rare opportunity to enjoy luxury living in one of Bournemouth's most prestigious residential locations.

EPC Rating - D  
Council Tax Band - G





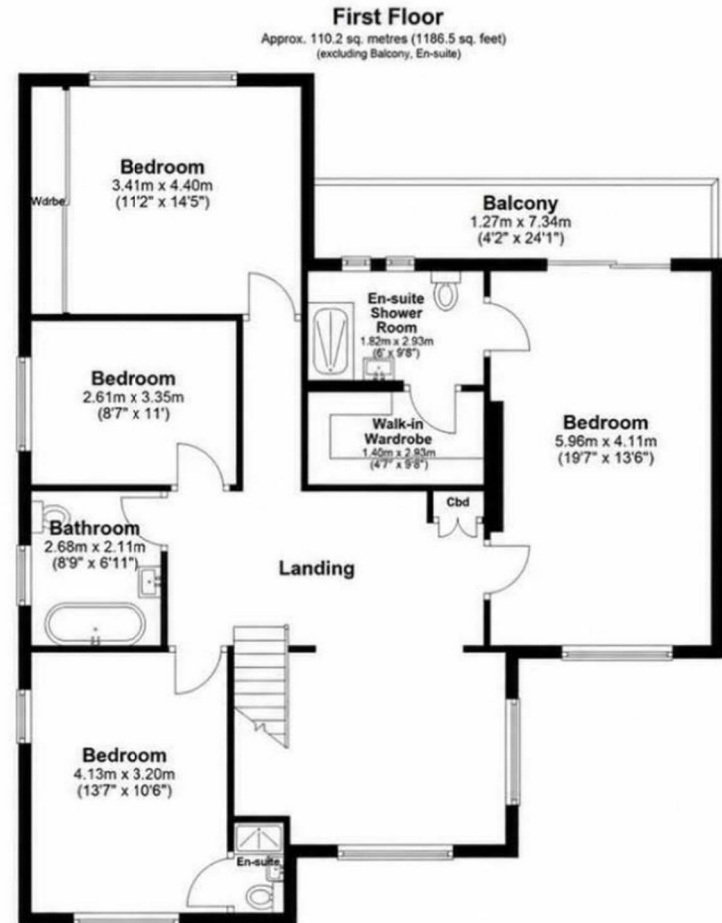
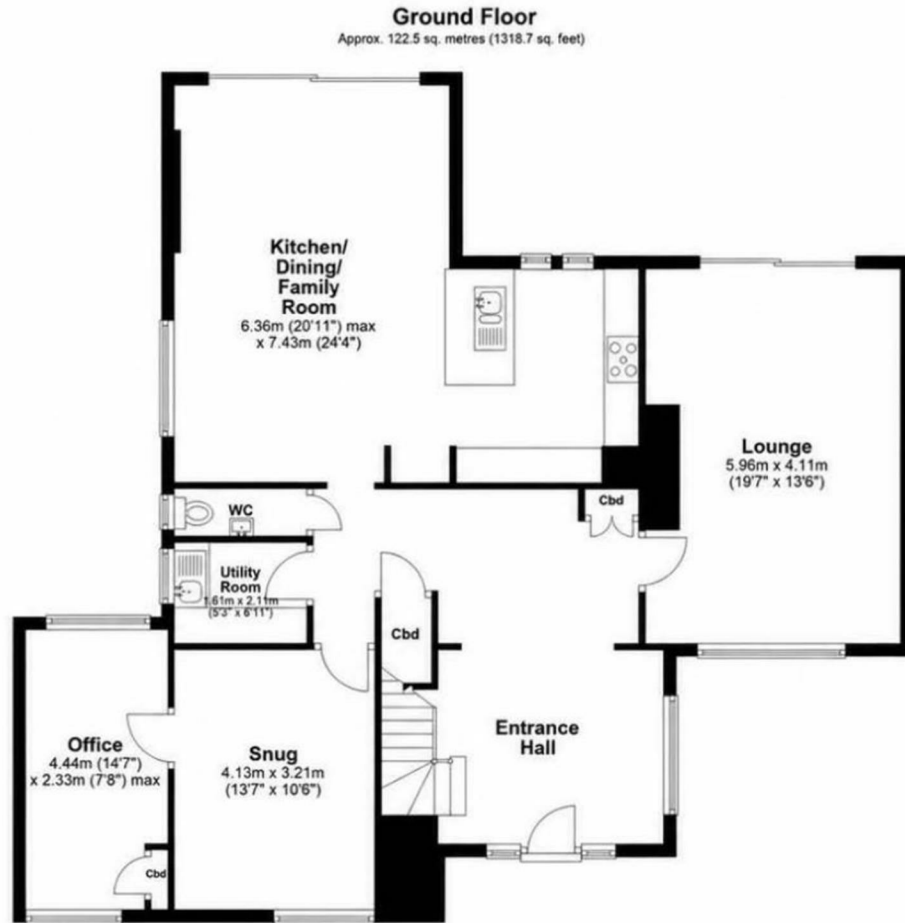


## More Information

- Prime Talbot Woods Location
  - Woodland Backdrop
- Exceptional Contemporary Finish
  - Stunning Open Plan Living
  - Designer Kitchen with Island
  - Luxurious Principal Suite
- South Facing Landscaped Garden
- Outdoor Kitchen & Entertaining Area



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Total area: approx. 232.7 sq. metres (2505.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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



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