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14 Elgin Road, Talbot Woods, Bournemouth - BH4 9NL
£1,285,000



14 Elgin Road

Talbot Woods

A substantial five bedroom, three bathroom detached residence situated on Elgin Road, in the heart of prestigious Talbot Woods. Combining characterful architectural details with generous family accommodation, the property occupies a beautifully landscaped and secluded plot, moments from Meyrick Park Golf Course and within easy reach of Westbourne.

- Impressive architectural features including a galleried staircase and panelled entrance hall
- Three elegant reception rooms, plus conservatory, offering versatile living and entertaining space
- Beautifully established, secluded gardens with dining, entertaining and sunbathing areas.
- Moments from Meyrick Park Golf Course and its extensive woodland walks
- Conveniently positioned for Talbot Heath School, West Hants Tennis Club and Bournemouth's sandy beaches
- Easy access to Westbourne's vibrant café culture, independent boutiques and restaurants
- Scandinavian BBQ house
- Internal area of approximately 3049.7 sq. ft.
- Freehold
- Council tax band G: £3,999.98 per annum
- EPC Rating: C



ABOUT THE PROPERTY:

An impressive reception hall sets the tone, with timber flooring, decorative wall panelling, bespoke seating and a striking galleried staircase.

Three generous reception rooms plus a conservatory offer considerable flexibility for family life and entertaining. The dual aspect sitting room enjoys excellent natural light, while a separate living room features a characterful bay window and most attractive flame effect gas fire. The dining room opens into a triple aspect conservatory with an insulated roof, allowing for comfortable year-round use while overlooking the gardens, creating an inviting space for relaxing and entertaining.

The contemporary kitchen and breakfast room provides generous storage and informal dining space, complemented by a separate utility room both with garden access.

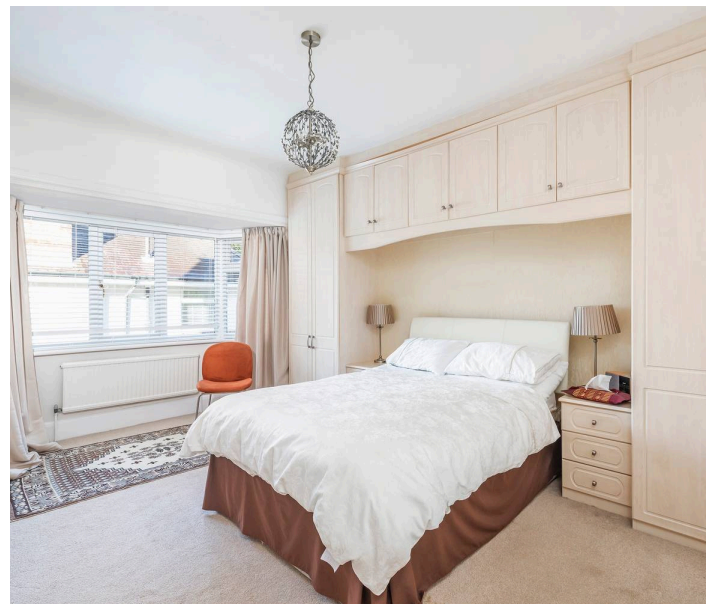
Upstairs, five well-proportioned bedrooms provide excellent family and guest accommodation. The principal bedroom benefits from a private ensuite bathroom, while three bedrooms feature fitted furniture. A family bathroom, separate shower room and WC complete the first floor.

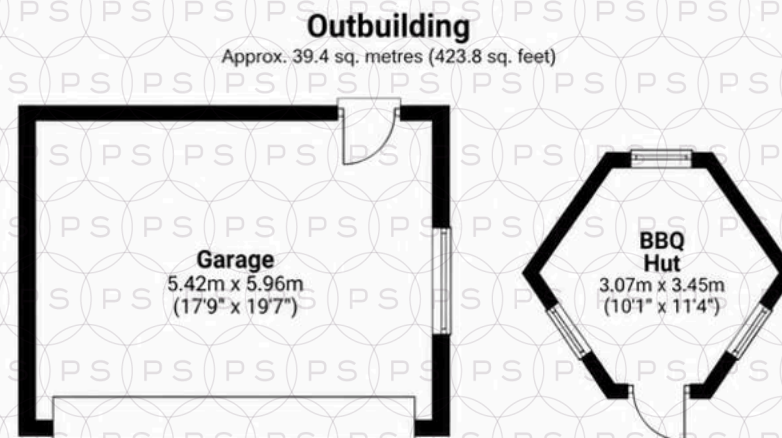
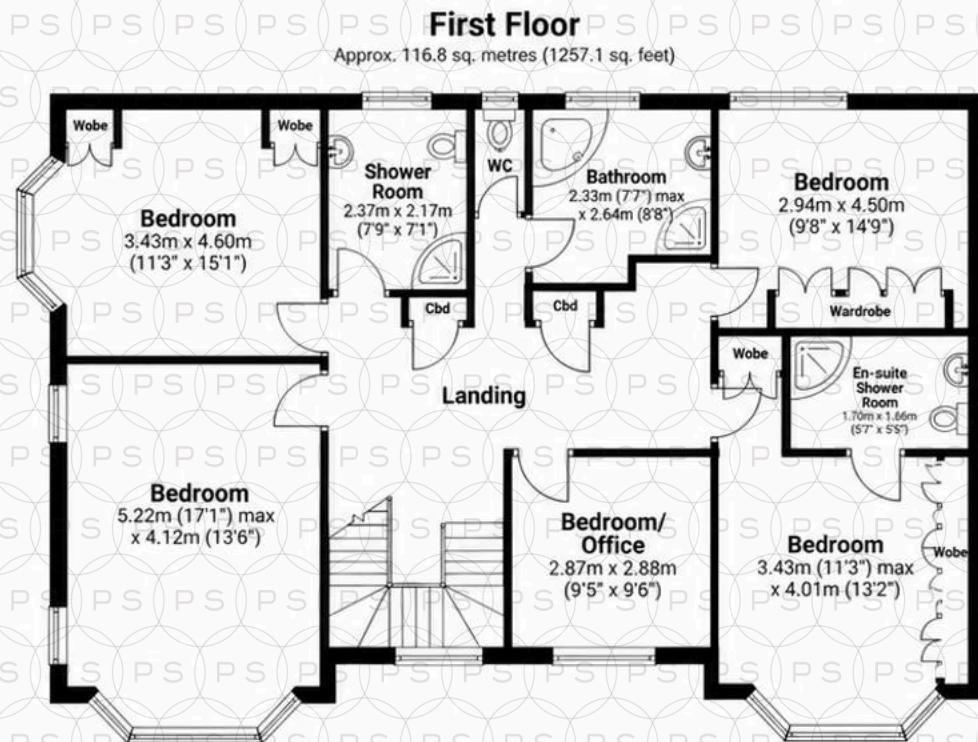
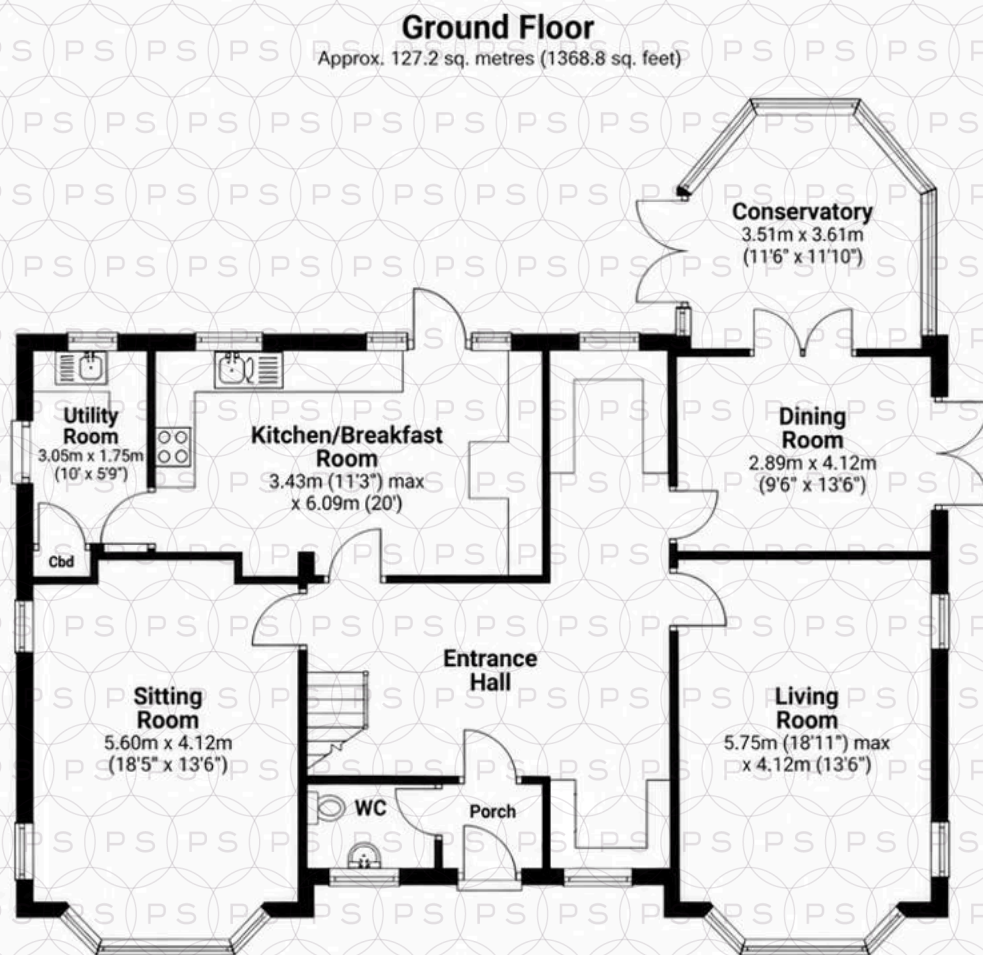
OUTSIDE:

The established gardens are a particular feature, offering privacy and a wonderful sense of seclusion. Expansive lawn, mature woodland planting and palms create an attractive setting, while the paved terrace provides space for outdoor dining and entertaining. A Scandinavian BBQ house offers an unusual addition to the garden. Driveway parking and a detached double garage complete the grounds.

LOCATION:

Elgin Road enjoys a prestigious Talbot Woods setting, moments from Meyrick Park Golf Course and woodland walks. Westbourne's independent shops, cafés and restaurants, Bournemouth town centre, Talbot Heath School and the sandy beaches of the Dorset coastline are all within easy reach. You can include any text here. The text can be modified upon generating your brochure.





Total area: approx. 283.3 sq. metres (3049.7 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 or omission. 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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