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30 Glenferness Avenue, Talbot Woods, Bournemouth - BH4 9NQ

£1,995,000

30 Glenferness Avenue

Talbot Woods

An exceptional 8,185 sq. ft. residence occupying a commanding position within one of Talbot Woods' most desirable tree lined roads. Set in grounds of approximately half an acre and backing directly onto Meyrick Park Golf Course.

Impressive in both scale and setting, the property offers five bedroom suites, four reception rooms, an outstanding indoor swimming pool complex and a self-contained guest studio. The result is a substantial yet beautifully considered home, equally suited to sophisticated entertaining and relaxed family living.

Set behind electric gates on prestigious Glenferness Avenue, this remarkable detached residence immediately establishes a sense of scale, privacy and quality.

- Landmark 8,185 sq. ft. residence in the heart of Talbot Woods
- Magnificent setting, directly adjoining Meyrick Park Golf Course
- Tastefully upgraded by the present owners to a high standard throughout
- Impressive indoor swimming pool and leisure complex
- Dedicated games and entertainment room
- Self-contained guest studio
- Internal area of approximately 7723 sq. ft.
- Council Tax Band H: £4,799.98 per annum
- EPC Rating: B

The current owners have extensively enhanced the property, combining generous architectural proportions with carefully considered contemporary finishes.

A magnificent reception hall provides an impressive introduction to the house, with a striking staircase forming a central architectural feature and setting the tone for the accommodation beyond. At the heart of the home is a beautifully appointed hand-painted kitchen, finished with premium stone worktops and centred around a substantial breakfast bar. Four generous reception rooms offer flexible formal and informal living.

Five beautifully proportioned bedrooms each benefit from en-suite facilities. The impressive indoor pool opens onto a private sun terrace and gardens, with an adjoining games room. A self-contained guest studio and two versatile upper-floor rooms provide further space for guests, work or leisure.

The garden offers considerable space for outdoor entertaining, recreation and relaxation with direct access to Meyrick Park Golf Course. To the front, electric gates open onto an extensive private driveway, providing generous parking and access to a substantial double garage.

The solar panels are fully owned by the current owners and generate additional income. Agency note: The property contains spray foam insulation; please contact the Agent for further details.

LOCATION:

Talbot Woods is one of Bournemouth's most established residential areas, known for its tree-lined avenues, substantial homes and convenient access to the coast. Westbourne is less than 2 miles away, while Poole Harbour offers excellent sailing and water sports facilities . Direct rail connections to London Waterloo taking approximately 2 hours. The area is also well served by highly regarded schools.

Approximate Floor Area = 717.5 sq m / 7723 sq ft
Garage = 42.9 sq m / 462 sq ft
Total = 760.4 sq m / 8185 sq ft

Philippa Sole Ltd

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