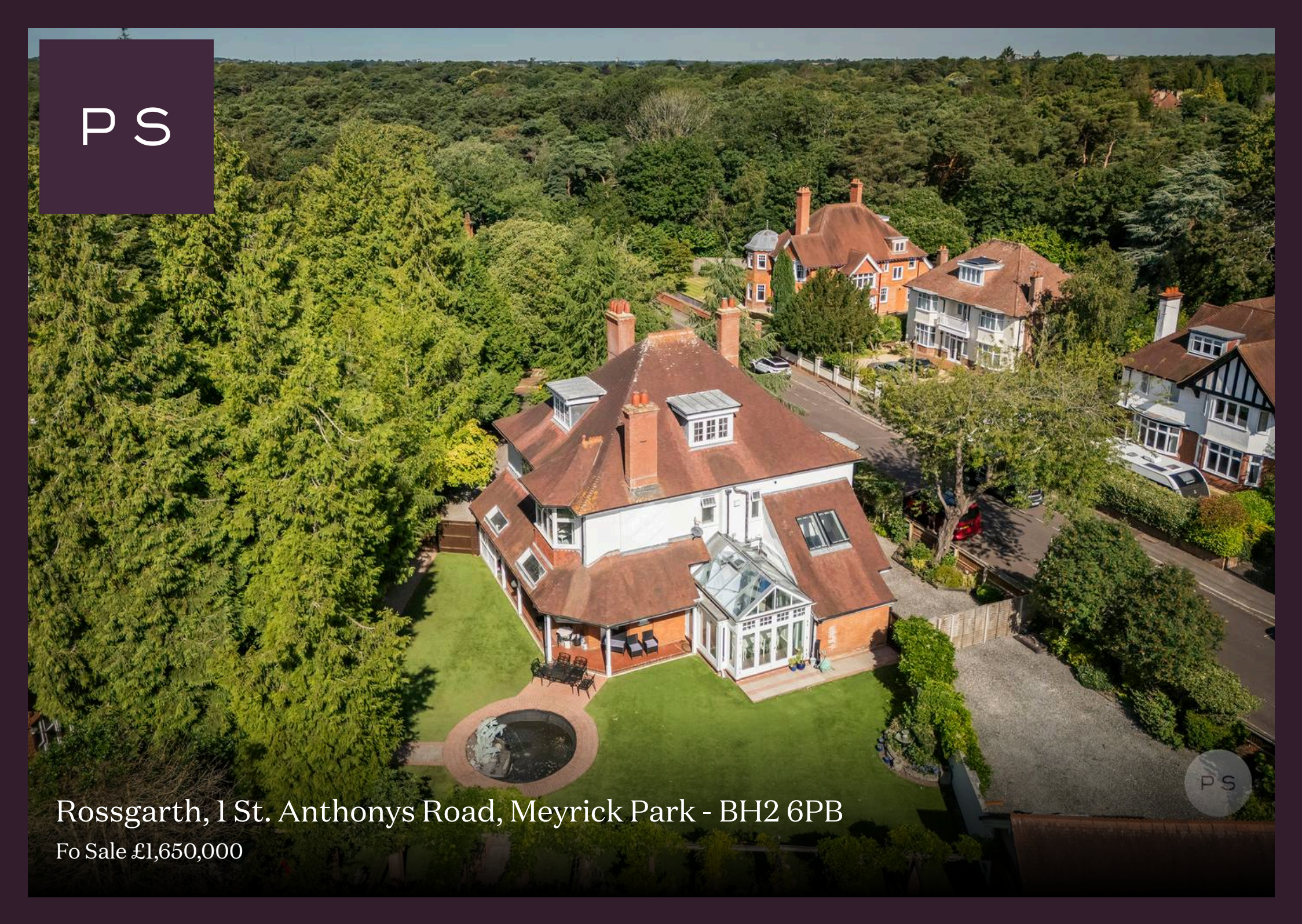




PS

Rossgarth, 1 St. Anthonys Road, Meyrick Park - BH2 6PB
Fo Sale £1,650,000

PS

Rossgarth

Meyrick Park Conservation Area

Rossgarth occupies a secluded, gated setting within the prestigious Meyrick Park Conservation Area. Extending to 3,849 sq.ft, this distinguished six bedroom home represents a privileged opportunity to acquire a substantial estate-style residence combining scale, privacy, historic provenance and outstanding future flexibility.

Located directly opposite Meyrick Park and its renowned golf course, Rossgarth enjoys the rare advantage of peaceful surroundings while remaining within easy reach of Bournemouth town centre, the award-winning beaches, AFC Bournemouth's Vitality Stadium and Bournemouth Railway Station with direct services to London Waterloo and Manchester.

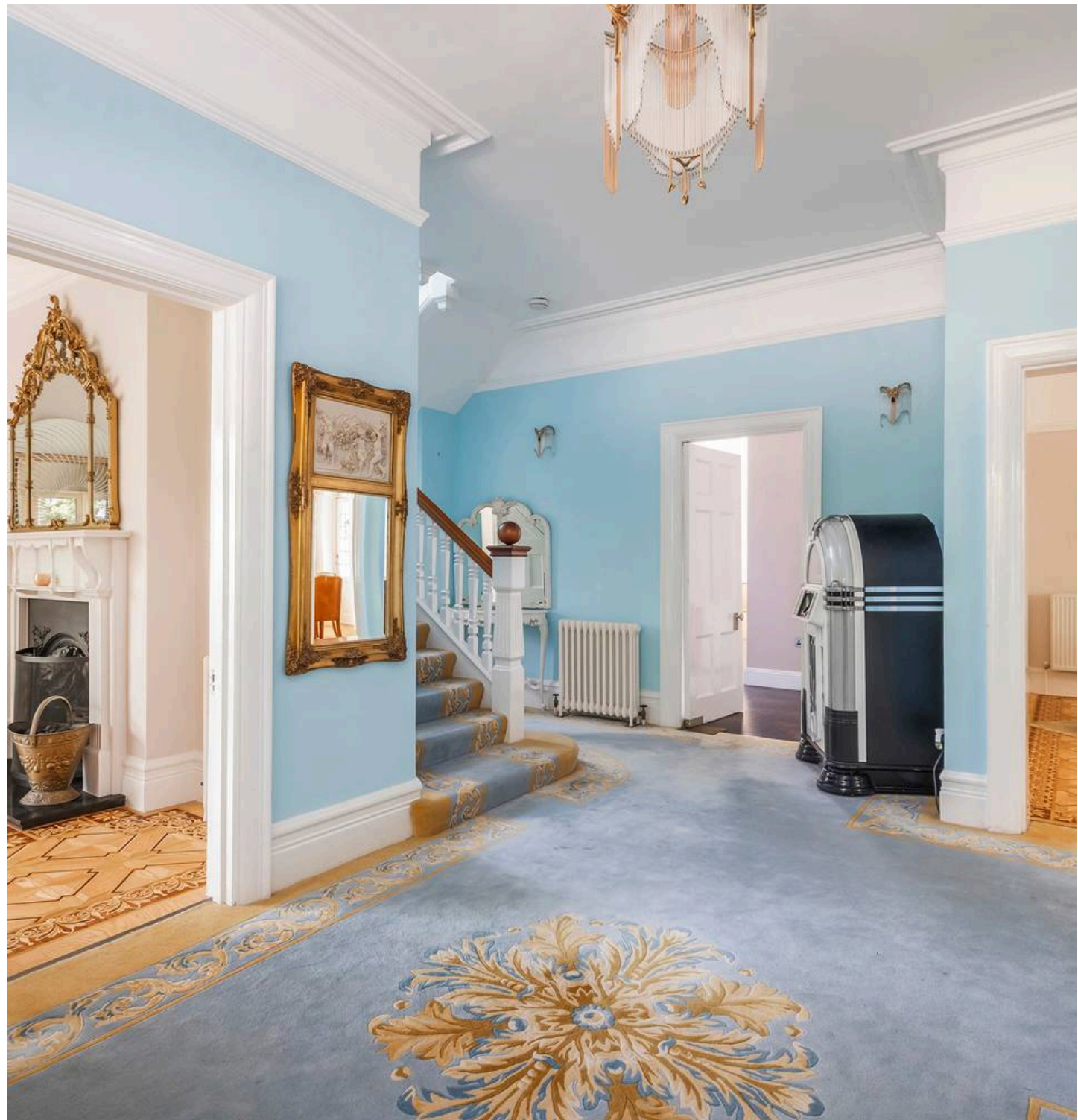
One of the last remaining standalone, estate-style residences of its kind in the area, the property is reputed to have historical associations with Sir Winston Churchill, adding a fascinating chapter to an already distinguished home. Approached via electric gates and a sweeping carriage driveway, the property offers an impressive sense of arrival, with parking for approximately 15 vehicles together with additional external parking.



Rossgarth

Key Features:

- 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





ABOUT THIS PROPERTY:

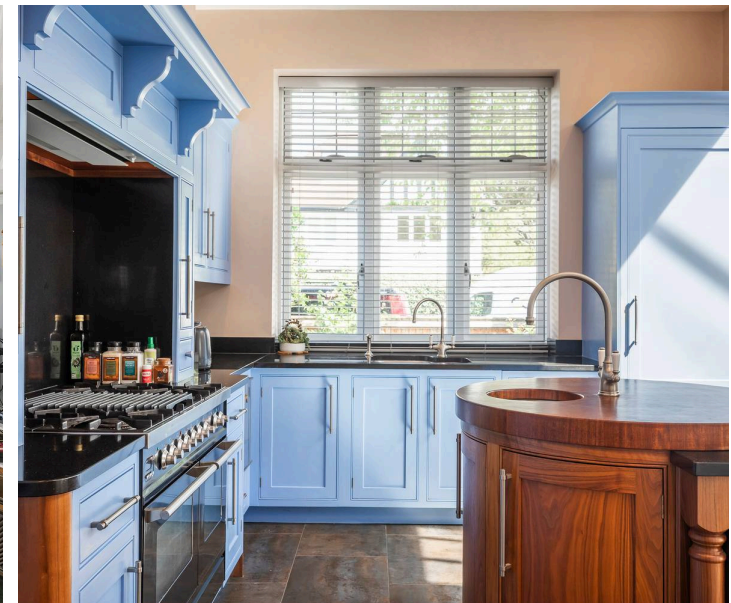
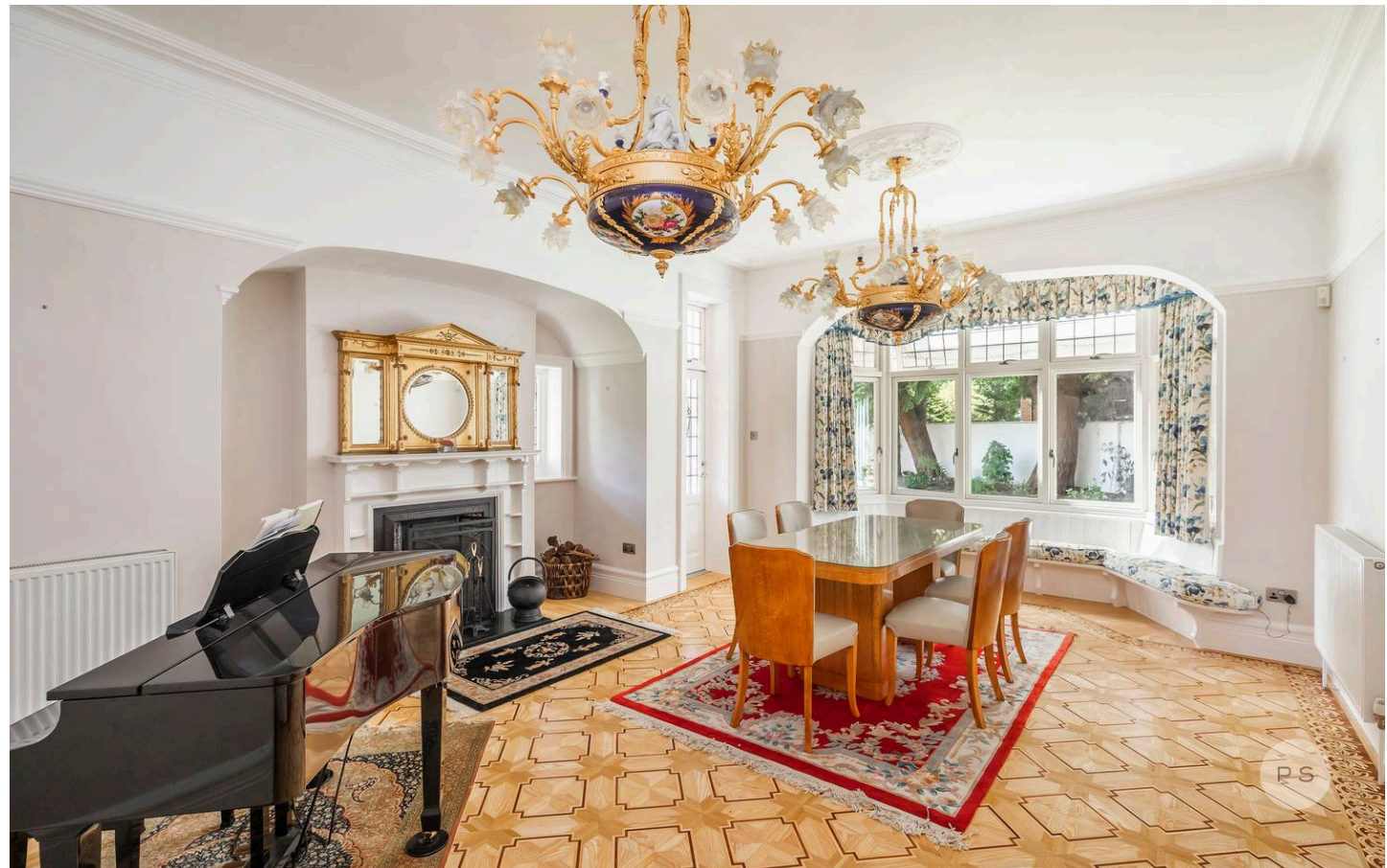
Internally, the home is bright, spacious and filled with natural light throughout. High ceilings and beautifully proportioned rooms extend to six bedrooms, three bathrooms and two additional WCs, complemented by two dedicated office spaces, making the property ideally suited to modern family living or hybrid working.

The home includes a spacious kitchen and breakfast room centred around a substantial island with premium integrated appliances, a separate dining room, an elegant lounge and a light-filled orangery opening directly onto the surrounding gardens. A walk-in pantry, dedicated utility and laundry room, together with a basement providing secure lockable storage, further enhance the home's practicality.

The property is presented in excellent condition throughout, combining timeless character with modern comfort. Quality finishes include hardwood flooring, luxurious carpets sourced through Harrods and premium kitchen and laundry appliances, all contributing to the home's refined yet welcoming atmosphere. A magnificent galleried landing, illuminated by an original stained-glass window, provides one of the property's most striking architectural features.

PLANNING CONSENT:

A defining feature of Rossgarth is its exceptional future potential. Planning permission has been granted to reconfigure the internal layout into contemporary open-plan living, together with the conversion of the detached garage into a two-bedroom coach house (subject to the necessary consents). This creates significant scope for a variety of future uses, including ancillary accommodation, a home office, gym, guest suite or potential short-term letting opportunity.



OUTSIDE:

Outside, mature trees and beautifully established wraparound gardens provide an exceptional degree of privacy, creating an atmosphere more reminiscent of a country house than a property so close to the heart of Bournemouth. Expansive lawns, a spacious veranda and sun terraces provide excellent indoor-outdoor living and offer the perfect setting for entertaining or peaceful relaxation.

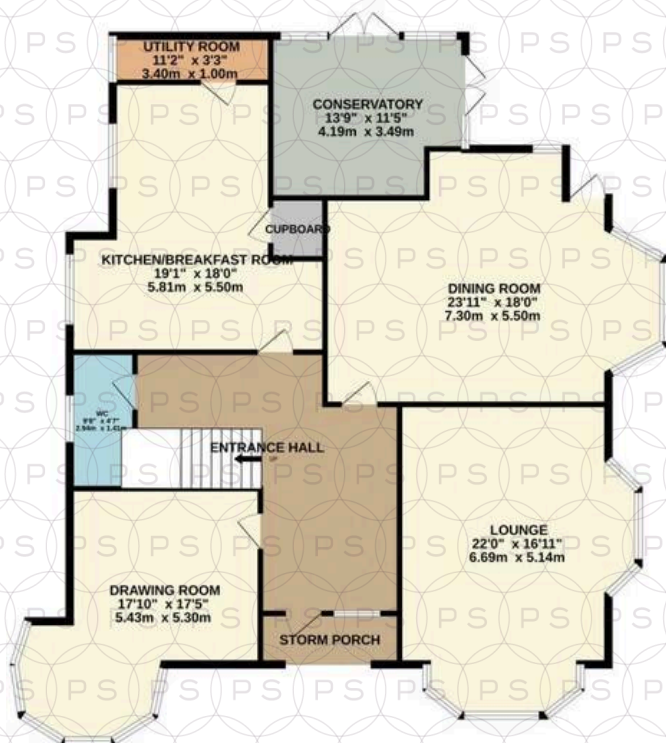
LOCATION:

The location is one of the property's most compelling attributes. Situated directly opposite Meyrick Park and its renowned golf course, and within walking distance of Bournemouth town centre and the beach, the home also benefits from excellent transport connections. Bournemouth railway station lies approx. 0.7 miles away, providing direct services to London Waterloo, Southampton Central, Winchester, Birmingham New Street and Manchester Piccadilly, while the Wessex Way provides convenient access across the region. The Vitality Stadium, home of Premier League Football side AFC Bournemouth, is approx. a 10-minute drive away. The West Hants Club, Nuffield private hospital, highly regarded schools and an excellent selection of restaurants are all within close proximity.

Properties of this calibre, offering such privacy, history, scale and future potential rarely become available within the Meyrick Park Conservation Area. Rossgarth presents a unique opportunity to acquire one of Bournemouth's most distinctive and versatile period residences.



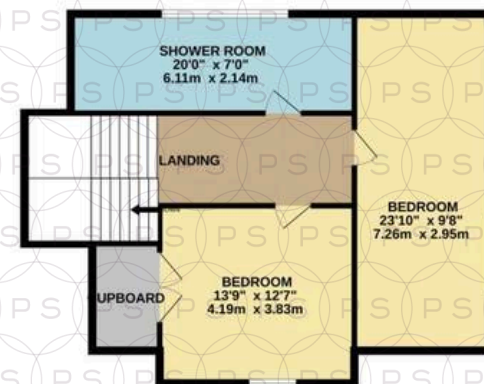
GROUND FLOOR
1695 sq.ft. (157.5 sq.m.) approx.



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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