

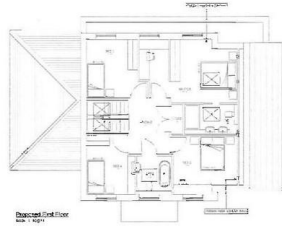
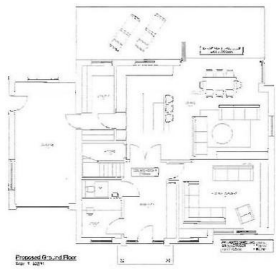


## Roslin Road South

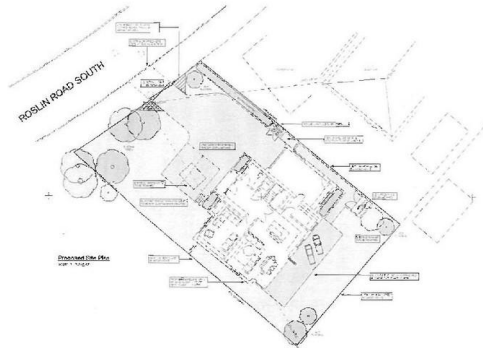
Bournemouth, BH3 7EF

Guide Price £1,250,000

- Premier Location - BUILD YOUR DREAM HOME
- Garden Plot - East to West Aspect
- Approximately 2,400 sq ft Living Accommodation (not inc Attic - potential for master suite)
- 'Wrap' Around Private Mature Gardens
- Four Bedrooms
- Stunning 'Heart' of the House Kitchen/Family Room
- Two Bathrooms (three WC')



2154P .102N P



2154P .102N P

## HOUSE & SON PRESTIGIOUS TALBOT WOODS

An exciting opportunity to secure this 'DREAM HOME' at the earliest stage of this luxury new singular plot development.

A singular 'garden plot' with an east-to-west established garden ensures this 'new home' will have an abundance of natural light.

This to be built detached house has approximately 2,400 sq ft of accommodation conveyed over two floors. There will be a potential for a master suite to the loft area, subject to the necessary consents and additional costs.

Benefiting from 'wrap-around' gardens with mature

boundaries to the side and rear, making for a private and tranquil setting.

Green Bee LTD are a private development company, recognised for its attention to detail throughout, from the external landscaping, brick elevations, roof lines, to the internal luxury fitments and finishes.

Green Bee LTD embrace and pride themselves on ensuring an innovative, efficient home, utilising the latest in modern build practices, ensuring a home that is sustainable and efficient, conforming to the latest building industry, green and environmental plan.

Why buy from plan?... Your home – your standard, your finish.

There is also a strong financial saving, with the potential of a reduction on stamp duty costs (please call to discuss).

Such a unique opportunity to build your DREAM HOUSE, which enables the developer and purchaser to work together to create 'your home' finished to your own exacting style... And if your design requires additional features to enhance your property/lifestyle needs, this can be accommodated, as required, at additional costs.

An exciting opportunity to build YOUR HOME within an exclusive postcode, being in the 'heart' of one of the most sought-after Bournemouth suburbs. The immediate area is a conservation concern, ensuring structured management by BCP Borough Council to keep the 'standard' of this green and leafy location. The ongoing 'green and leafy area is kept to standard. Importantly, Talbot Woods offers something for

everyone, from the Premier location, good schooling, recreational parks, sport and social clubs, award winning beaches close to hand, with strong transportation links to further afield.

**AGENT'S NOTE**

CGI's are for the illustration only.

With reference to stamp duty relief, please seek professional advice.

**DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.

FLOOR PLAN

**COUNCIL TAX BAND**

Tax band

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

EPC - TBC

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