



**BRANKSOME HILL ROAD, BOURNEMOUTH, BH4**

**OFFERS IN EXCESS OF £880,000 FREEHOLD**

A bright and very well presented four bedroom detached character house set in an enviable position in Talbot Woods. The popular shops, bars and restaurants of Westbourne are nearby as are good transport links and the award winning beach. The house comprises of modern spacious accommodation throughout and is offered with vacant possession.

Detached family home | Four double bedrooms | Three reception rooms |  
Two bathrooms | Contemporary kitchen | Large rear garden | Garage |  
Ample off-road parking

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Talbot Woods is considered to be the most prestigious location within the Bournemouth area with the majority of the properties lying in wide, tree lined roads. Talbot Woods is approximately one mile from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches.

Westbourne Village is also just a mile away offering a variety of independently owned shops, bars and restaurants. Local facilities within Talbot Woods include the sought after Talbot Heath School, the West Hants Tennis and Leisure Club and just a mile away is the 'The Club' at Meyrick Park offering an 18-hole golf course, gym and swimming pool amongst other facilities.

The area is valued by the local community because it has established a cohesive community spirit within what is a clearly defined and contained residential community. Its identity is inextricably linked with 'quality' in relation to the detached well-designed houses set in well planted, mature gardens of significant sizes;

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo Southwest train service.





## DESCRIPTION

The property is approached via a large block paved driveway with parking for a number of cars ahead of which there is a detached pitched roof garage.

On the ground floor of the property there is a large living room with triple aspect windows and bifold doors which lead out into the large rear garden. The dining room easily accommodates a sizable table and there is a bay window again overlooking the rear. The kitchen breakfast room is a particular feature of the house and is fitted with the range of base and eye level work units with integrated appliances and space for a table. There are also sliding patio doors again leading into the rear garden.

Upstairs there are four generous double bedrooms with large windows and ample room for freestanding furniture. The master bedroom has the benefit of a walk-in wardrobe and contemporary ensuite shower room. The family bathroom is tiled and comprises of a suite to include WC, wash and basin and panel bath with shower above.

The garden is predominantly laid to lawn with a mature tree backdrop and there is a paved area perfect for outside dining.

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.4 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

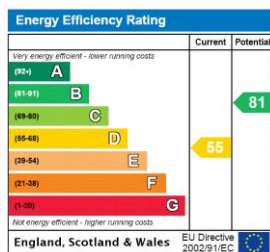
**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Detached family home
- Four double bedrooms
- Three reception rooms
- Two bathrooms
- Contemporary kitchen
- Large rear garden
- Garage
- Ample off-road parking



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