



BRANKSOME HILL ROAD, BOURNEMOUTH, DORSET, BH4

£775,000 FREEHOLD

A bright 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 spacious accommodation throughout with a beautiful garden.

Detached family home | Four bedrooms | Three reception rooms | Fitted kitchen | Large sunny 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;

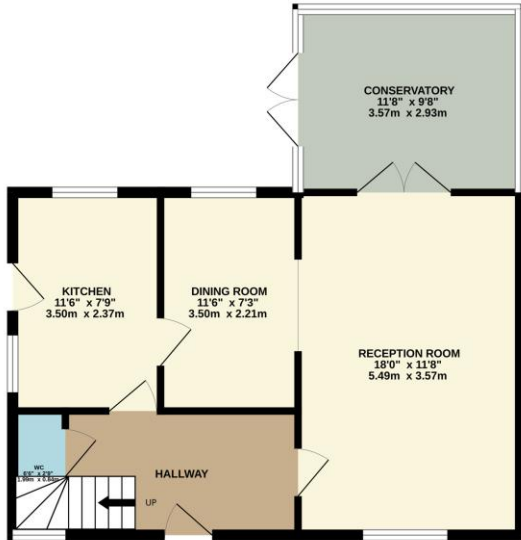


DESCRIPTION

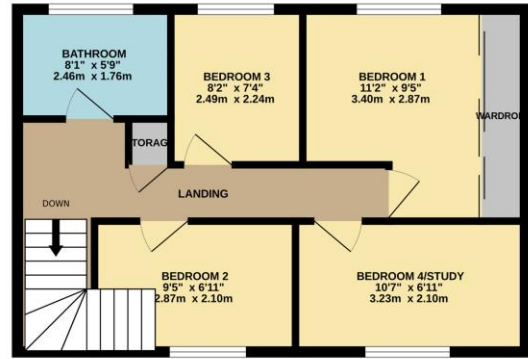
Introducing this delightful, detached family home located in the sought-after area of Talbot Woods. Boasting four bedrooms, three reception rooms, a fitted kitchen, and a large south facing rear garden, this property offers ample space for a growing family. The garage and driveway provide convenient parking options. There is also plenty of scope for extension and alterations subject to planning permission.

Situated close to the leisure and shopping facilities in Westbourne, residents can enjoy easy access to local amenities. With good transport links and being within easy reach of the beach, this property is perfectly positioned for families looking for convenience and relaxation.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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: E

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Four bedrooms
- Three reception rooms
- Fitted kitchen
- Large sunny rear garden
- Garage
- Ample off-road parking

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