

EDWARDS
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FINE & COUNTRY
Homes from Edwards

Little Forest Road
Talbot Woods, Bournemouth, BH4 9NW

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BH4 9NW

Guide Price £1,399,000

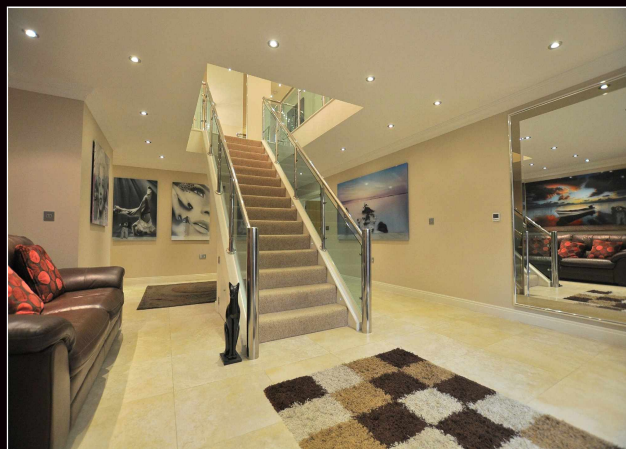
- Outstanding Family Home
- Backing Onto Golf Course
- Beautiful Private Garden
- Stunning Reception Hall
- Five Double Bedrooms
- Four Bath/Shower Rooms
- Contemporary Kitchen/Diner
- 5000 Sq Ft Of Space

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A truly idyllic and private plot backing onto Meyrick Park Golf Course, a bespoke design throughout, and large integral double garage are just a few features of this beautiful contemporary style family home.

This beautiful home was exquisitely designed and constructed approximately seven years ago (residue of 10 year building warranty remaining) and was overseen at all stages by the current owner, who originally chose the plot to build his dream home because of its exclusive postcode and direct access to the golf course.

The focal point of this fine home is its fabulous entrance and reception hall with limestone style tiled flooring and imposing chrome/glass and LED lit staircase. From this space there is a natural flow where you access the principal accommodation.

There are five double bedrooms over the first and second floors, including two suites. The master suite has electric curtains, a contemporary style four piece en-suite bath/shower room, dressing room and balcony overlooking the rear, the guest suite boasts a very cool vaulted ceiling, dressing room and also benefits from a four piece en-suite bath/shower room.

Features include a wonderful triple aspect sitting room (opening onto the garden) with electric curtains, large study/6th bedroom and fantastic contemporary style kitchen/dining room with LED mood lighting, twin Neff stainless steel ovens, matching induction hob and extractor fan and twin integrated dishwashers.

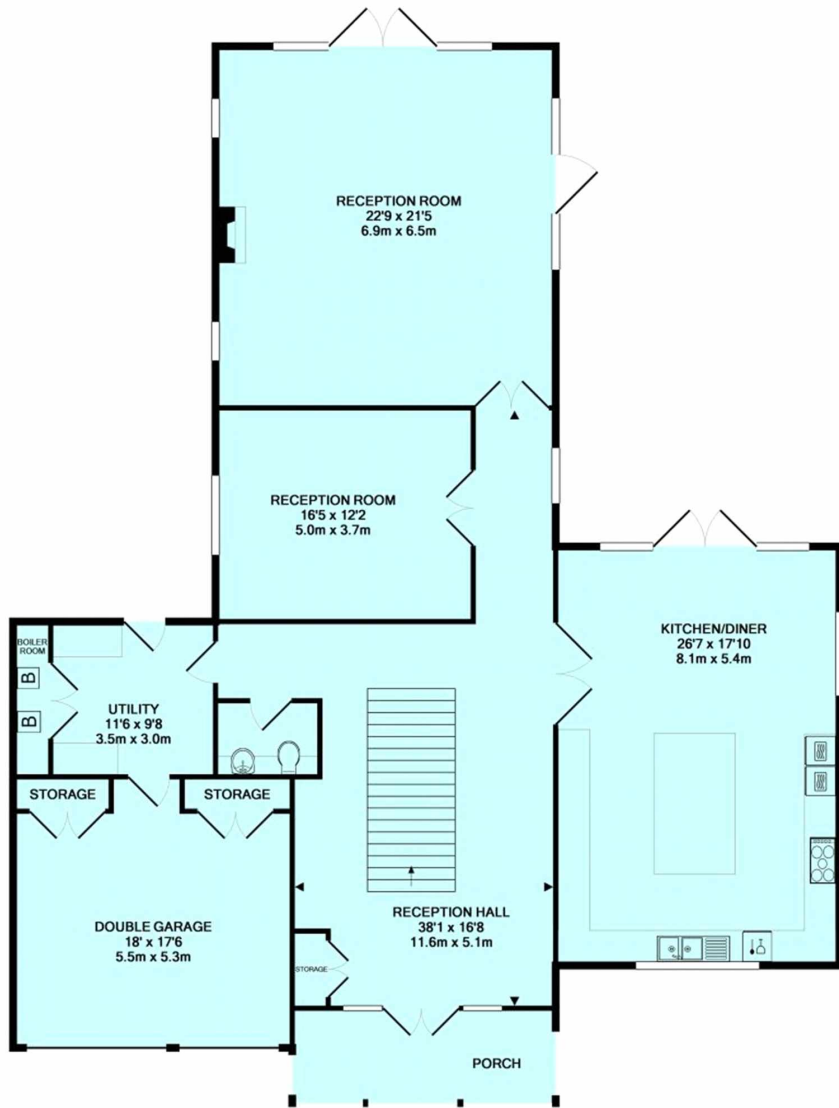
Additional features include a lovely four piece family bathroom with separate shower and granite floor tiling, a large utility room, under floor heating to the ground and first floors, solar powered hot water (discreet panels to the rear), double glazing, subtle LED/pelmet lighting throughout and extensive security system.

The grounds total approximately 0.4 of an acre in all, with the lions share to the rear. From the kitchen, sitting room and master bedroom suite the view is one of well-maintained lawns, neat mature hedging with a wonderful backdrop of trees and glimpses of the golf course. Wrapping neatly around the rear of the property is an extensive natural slate sun terrace as well as an area of decking incorporating a substantial timber outbuilding with power and light. The grounds further benefit from an automated irrigation system.

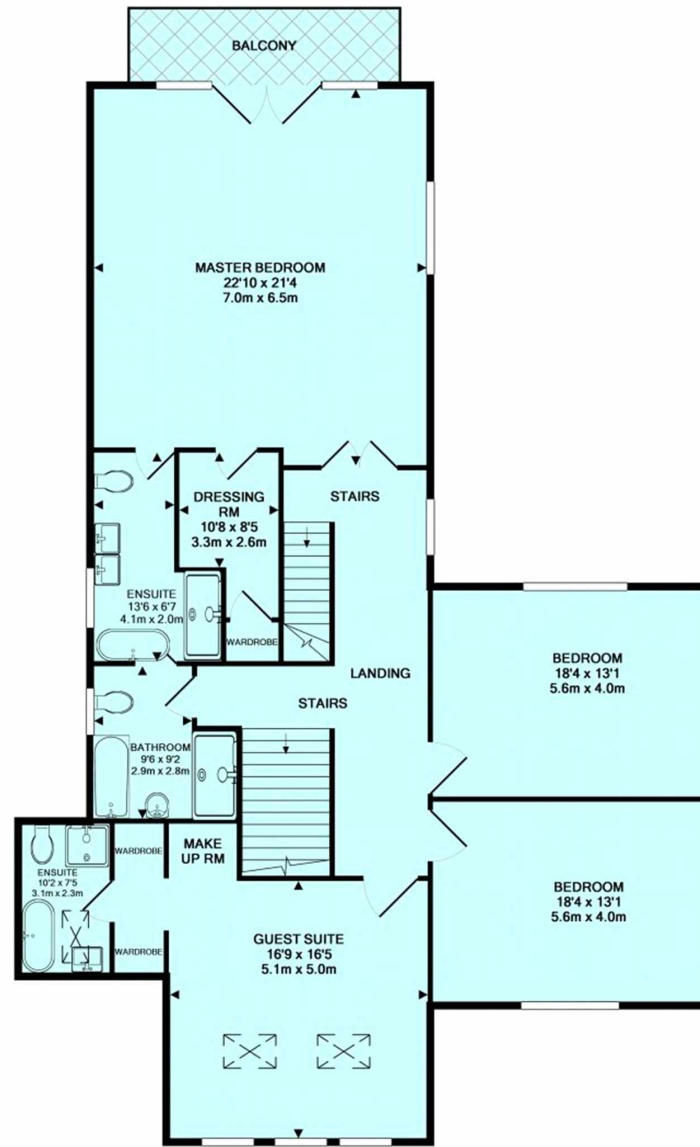
Access is by remotely operated decorative gates. This leads to a large block paved parking/turning area. The remainder of the front is designed with ease of maintenance in mind.

The highly regarded Talbot Heath and Park School are close by, whilst the beautiful seaside town of Bournemouth with its miles of award winning sandy bathing beaches is approximately two miles away. The mainline train station and coach station as well as Bournemouth's International Airport are approximately two and seven miles distant respectively.

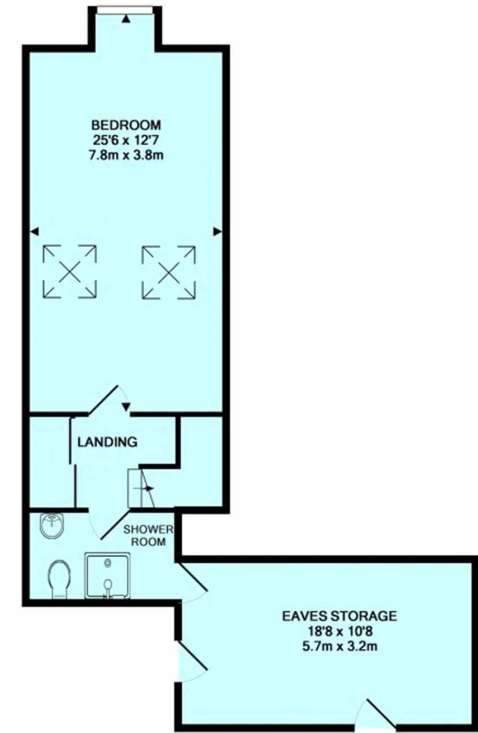
Council Tax Band: H
EPC Rating: C



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 4963 SQ.FT. (461.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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