



house & son



House & Son are delighted to present this 'much loved' three bedroom detached chalet, located in the highly sought after area of Talbot Woods.

This property enjoys a very generous plot with a lovely wooded aspect to the rear, offering the prospect of future enlargement (subject to planning and consents).

Internally this attractive home boasts exceptionally flexible accommodation with the option to use one of the generous reception rooms as a large downstairs double bedroom with neighbouring ground floor bathroom. There is also a very generous front to back lounge, with feature fireplace and views over the stunning private rear garden. A double opening from the lounge leads to a very useful rear facing dining / study area which links with a serving hatch to the rear aspect fitted kitchen. The ground floor also benefits from a large, bright and sunny glazed entrance porch and entrance hall.

On the first floor you will find a lovely landing, giving access to the two generous bedrooms that both feature fitted wardrobes and also the family shower room.

A particular feature of the property is the generous and private rear garden with wooded backdrop which offers places for seating to take advantage of the lovely outlook, whilst enjoying the sunshine.



Occupying a prime position in the highly desirable and pleasant residential area of Talbot Woods, Talbot Heath Nature Reserve is within strolling distance. The renowned West Hants Club with its tennis courts, squash courts, gymnasium and swimming pool is equally accessible. Meyrick Park and Coy Pond are also within easy reach, where you can take advantage of lovely walks and areas to picnic, and the walks through Bournemouth Gardens into Bournemouth town centre itself, with its comprehensive range of shopping and leisure pursuits and award winning beaches; 7 miles of golden sands stretching to Southbourne and beyond in one direction, and the famous Sandbanks

Peninsular in the other. The bustling village of Westbourne is within comfortable reach and there you can enjoy the wide and varied range of restaurants, café bars and boutique shops, together with the usual high street names such as Iceland and Marks & Spencer food hall.

Viewings are strictly by prior appointment and an internal viewing comes highly recommended, by the Sellers Sole Agent.

**ENTRANCE PORCH**

**ENTRANCE HALL**

**GF BEDROOM OR DINING ROOM**

**GF BATHROOM**

**LOUNGE**

**DINING AREA /STUDY**

**KITCHEN**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**FIRST FLOOR SHOWER ROOM**

**GATED FRONT GARDEN**

**DRIVEWAY & GARAGE**

**REAR GARDEN**



**TENURE & CHARGES**

Freehold

Council Tax: Band E = £2756.03 for 2025/26

EPC: Rated 'D' to 2035



## Ground Floor

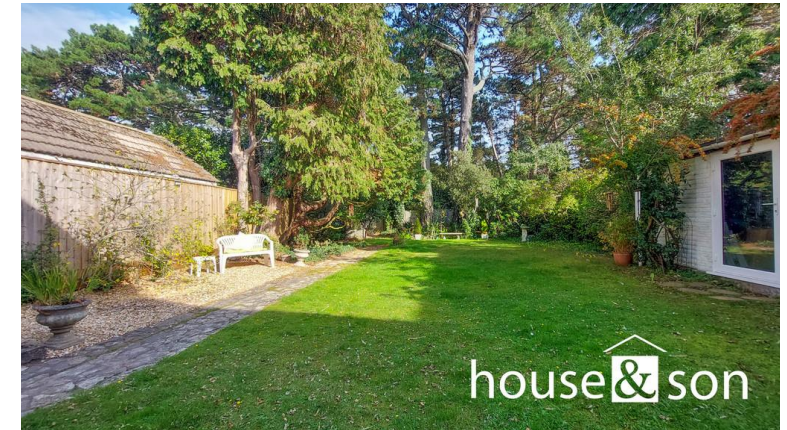


## First Floor



Total area: approx. 104.2 sq. metres (1121.7 sq. feet)

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Plan produced using PlanUp.



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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.

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