



£1,700,000

The Twigs 56 East Avenue, Talbot Woods, Bournemouth, Dorset, BH3 7DA



# The Twigs

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**\*\*IMMACULATELY PRESENTED THROUGHOUT\*\*** A BRIGHT & SPACIOUS FAMILY HOME situated in a popular treelined road. The property boasts versatile accommodation set across THREE FLOORS and EXTENDS to OVER 4700 SQFT.

- IDEAL, MODERN FAMILY HOME
- ACCOMMODATION EXTENDING TO OVER 4700 SQFT
- FIVE DOUBLE BEDROOMS, THREE EN-SUITES
- ENTERTAINING GARDEN SPACE
- 4 RECEPTION ROOMS
- DOUBLE GARAGE
- LARGE GATED DRIVEWAY
- OAK HERRINGBONE FLOORING THROUGHOUT
- BEAUTIFULLY MAINTAINED GROUNDS
- UNDERFLOOR HEATING THROUGHOUT

Local Authority bcp, Tax Band G, Tenure: Freehold



## Location

Talbot Woods is regarded as Bournemouth's finest residential area for family houses and this stunning property is located just over one mile from the town centre. The area also incorporates a number of good local facilities including the West Hants Racquet, Sports and leisure Club and the superb recreational facilities of Meyrick Park.

Also close by is the Meyrick Park's 18 hole golf course which is also ideal for dog walking, Bournemouth's upper gardens which also provides a delightful wooded walk through to the town centre, the beach and Bournemouth pier.

Good local schools are numerous and include the highly regarded Talbot Heath School, Canford School, Bournemouth and Poole Grammar schools, Bournemouth Collegiate and Park School.

Theatres are available at the Poole Lighthouse Theatre, The Pavilion in Bournemouth, The Playhouse Salisbury and the Mayflower in Southampton.

The Bournemouth Wessex Way is set only a couple miles away which gives direct access to the M27 motorway with London just 2 hours commute. With main line train routes from either Poole or Bournemouth railway stations that can connect the Weymouth to London Waterloo South West train service you couldn't ask for much more convenience .

Meyrick Park - 650 metres

Bournemouth upper gardens - 1.1 miles

Westbourne shops - 2 miles

Bournemouth Centre - 2.2 miles

Bournemouth Airport - 6.7 miles

London - 110 miles (2 hours by train)

## Property Comprises







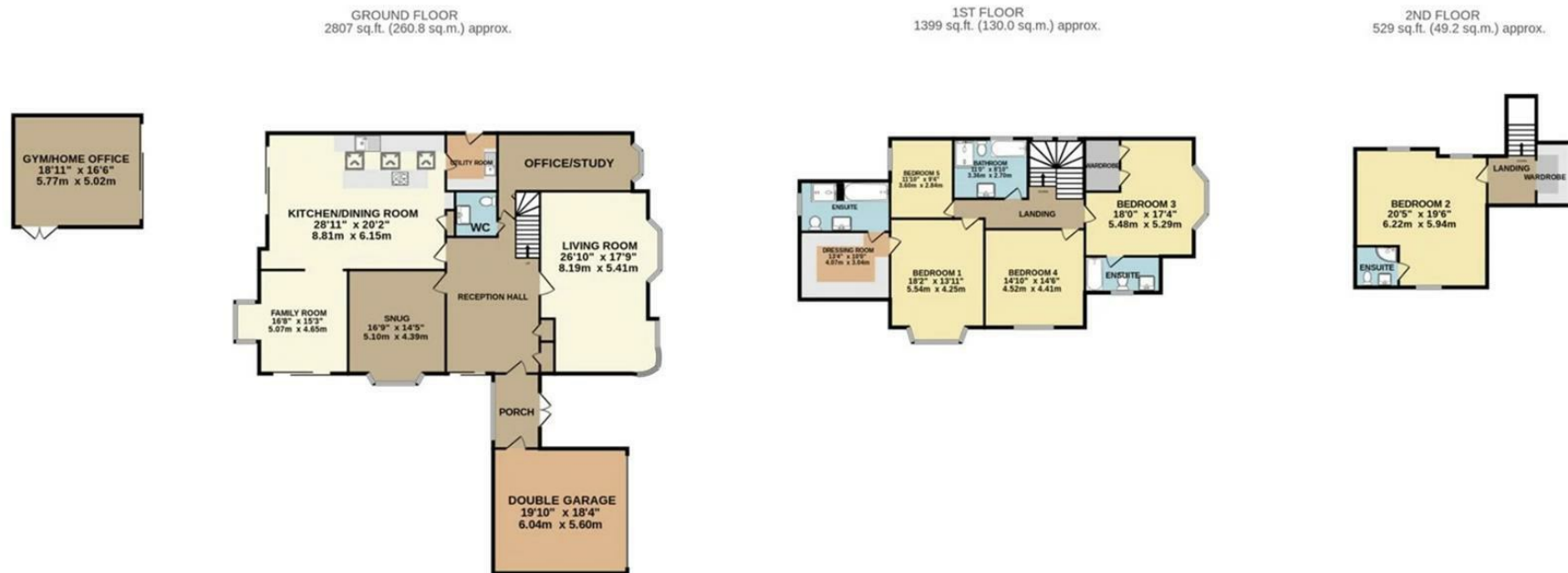
Nestled on one of Talbot Woods' most prestigious roads, this stunning family home on East Avenue seamlessly blends character, style, and modern luxury. Offering over 4,700 sq. ft. of beautifully designed accommodation across three floors, it provides the perfect setting for both family life and entertaining.

The property is accessed via double electric gates, opening onto a spacious driveway and a double garage with ample parking. A striking entrance hall leads into an open reception hallway, with a seating area and open fire place. Leading off the entrance hall is the breathtaking open-plan kitchen, dining, and family area, complete with sleek Neff appliances, a vaulted glass atrium, and stylish sliding doors that leads to the well landscaped rear garden and terrace area. Additionally, there are three other versatile reception rooms, a dedicated office/study, a utility room, and a downstairs WC.

The first floor boasts the main bedroom suite, featuring a bay window overlooking the beautifully landscaped garden, a walk-in dressing room, and a luxurious en-suite bathroom. Three further double bedrooms, one additional en suite and a family bathroom. The top floor offers a self-contained suite, complete with a bedroom/lounge area, built-in dressing area, and an en-suite shower room—ideal for guests or older children.

Outside, the secluded garden is an ideal entertaining space being thoughtfully landscaped with a spacious patio, a deck with a built-in pizza oven, and vibrant seasonal flower beds with an irrigation system. An additional outbuilding, currently used as a gym, offers even more potential for a home office, studio, or guest accommodation.





TOTAL FLOOR AREA : 4735 sq.ft. (439.9 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

