

Luxury+Prestige

THE OLD TENNIS COURTS

33 GLENFERNESS AVENUE, TALBOT WOODS, BOURNEMOUTH, BH4 9NE

















Images of show home



Images of show home





Floorplan

The Old Tennis Courts
33 Glenferness Avenue
Talbot Woods, Bournemouth
BH4 9NE

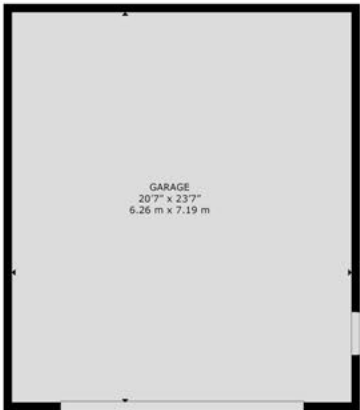
GROSS INTERNAL AREA

House:
Ground Floor: 1,217 sq. ft / 113 m²
First Floor: 1,109 sq. ft / 103 m²
Second Floor: 699 sq. ft / 64 m²
Total: 3,025 sq. ft / 280 m²

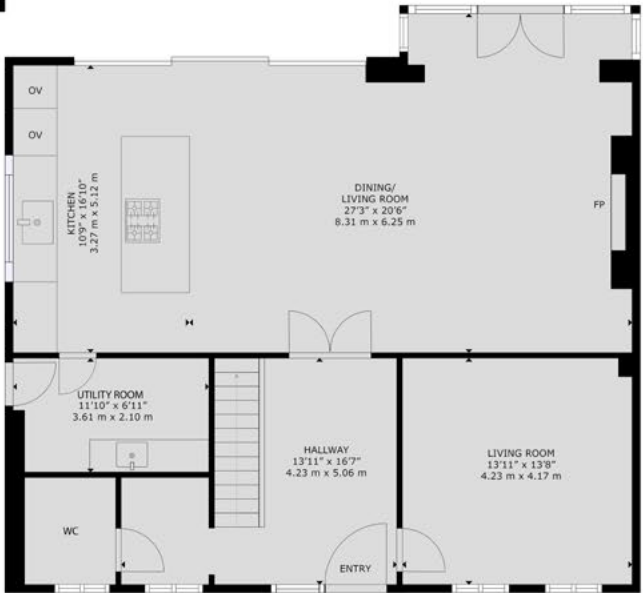
Garage 485 sq. ft / 45 m²

Overall Total: 3,410 sq. ft / 325 m²

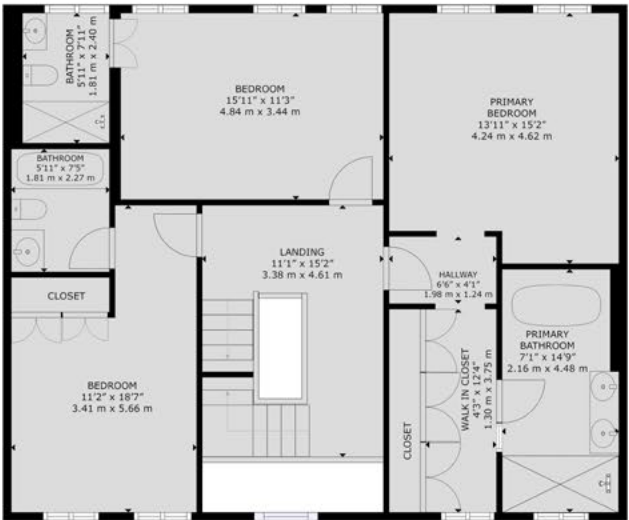
Sizes and dimensions are approximate, actual may vary.



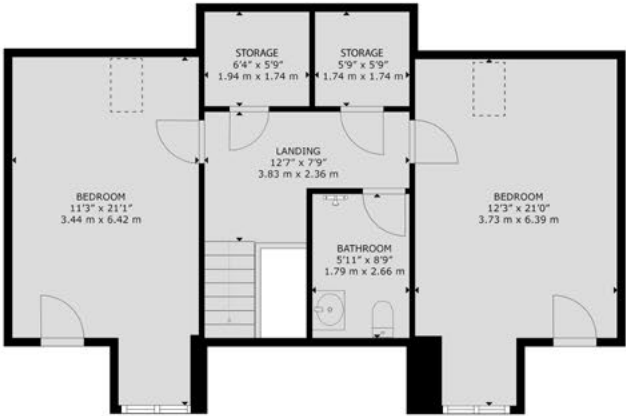
GARAGE*
*NOT SHOWN IN ACTUAL LOCATION
OR ORIENTATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TAKE A STEP INSIDE



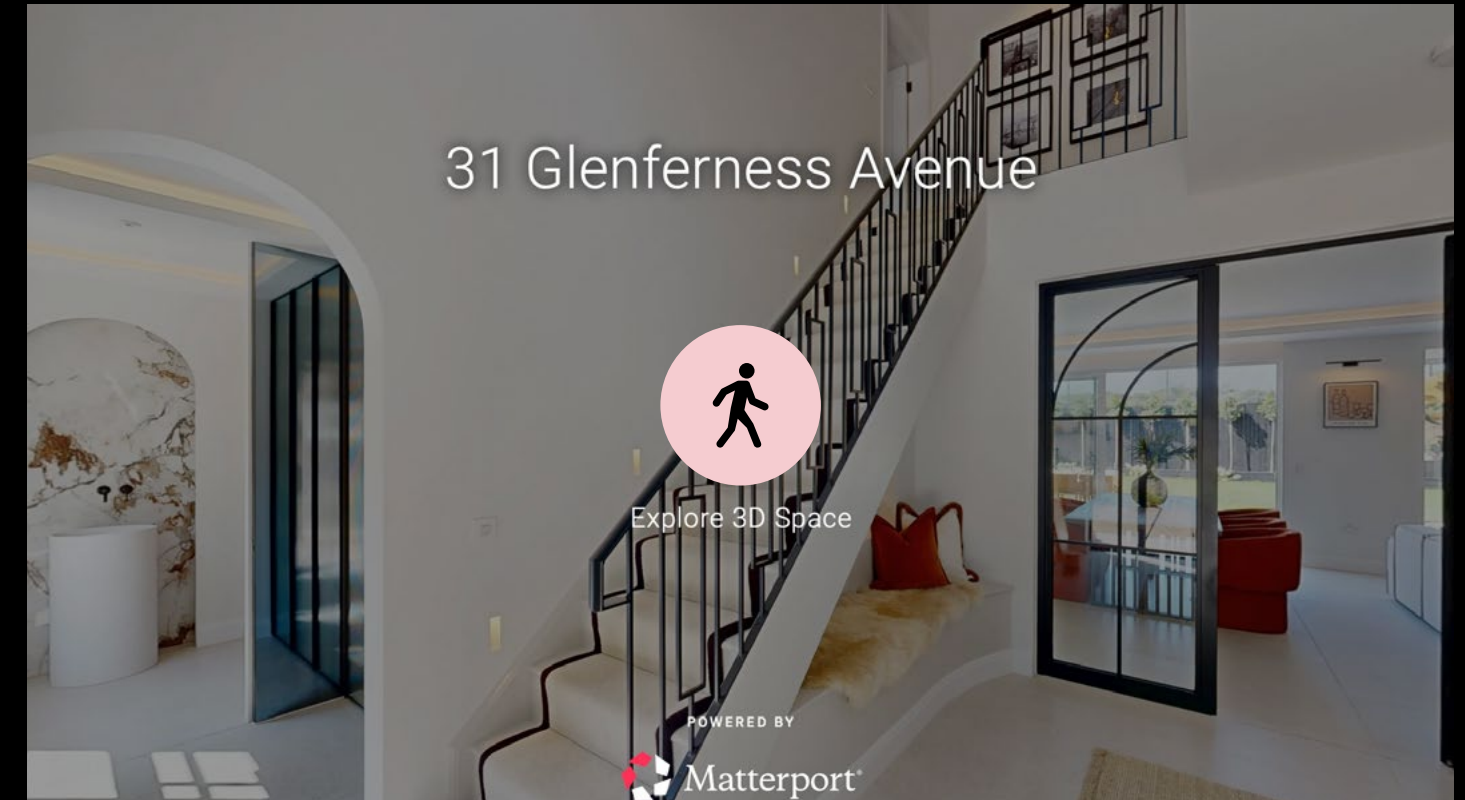
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

Summary

Located in one of Bournemouth’s most prestigious addresses, The Old Tennis Courts—formerly part of Talbot Heath School is an exclusive, gated new-build development comprising three exceptional detached homes.

Traditional in architectural style yet finished with contemporary luxury throughout, this latest project by KLF Developments showcases their renowned attention to detail and uncompromising quality.

House 2 offers approximately 3,400 square feet of beautifully appointed accommodation including a detached double garage, gated driveway, and generous off-road parking. Arranged over three floors, the layout is well planned and it includes an open plan kitchen family room which connects to a private sun terrace.

The beautifully landscaped rear garden provides a private and low-maintenance outdoor space, ideal for alfresco dining and entertaining. As expected from KLF Developments, no expense has been spared. Every material and finish has been carefully selected to meet the highest standards.

New-build opportunities in Talbot Woods are extremely rare, and The Old Tennis Courts offers a unique blend of modern luxury and timeless elegance that sits seamlessly within the existing street scene.

Details

Guide Price:	£1,750,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£123,750**	
	Additional Home	£211,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band TBC		
	2025/2026	£x,xxx.xx pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Brand new detached home
- + Prestigious location
- + Totals around 3,400 square feet
- + Open plan lifestyle room
- + Five bedrooms, four bathrooms
- + Highly exclusive gated development
- + Exceptional interior design
- + High end finishes
- + Level garden
- + Detached double garage

Our team



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