

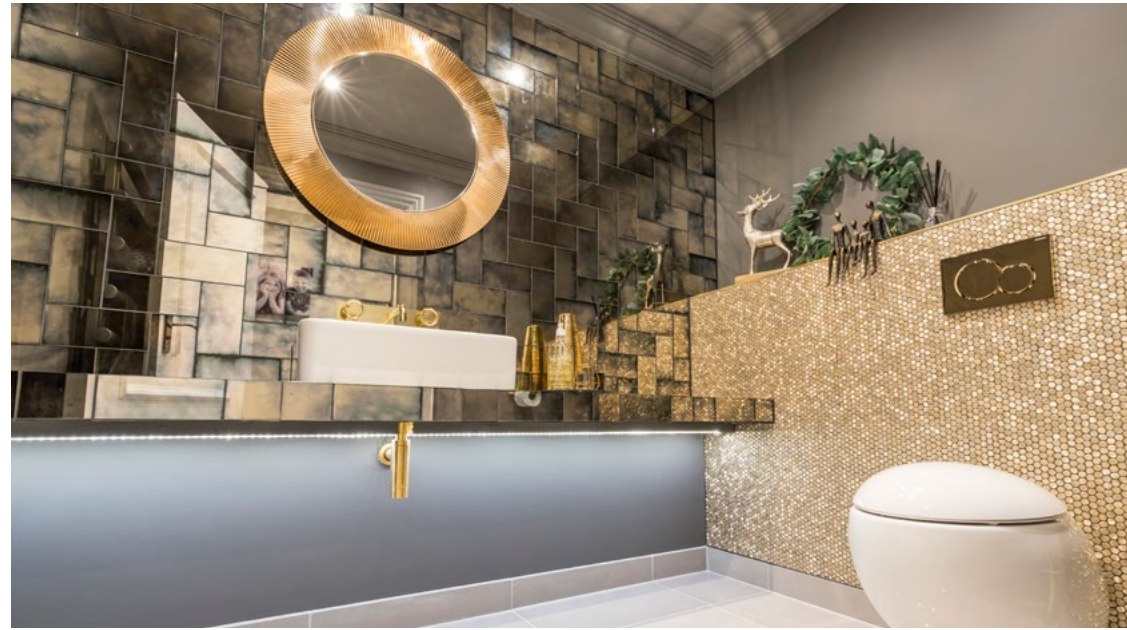


LUXURY &
PRESTIGE

34 Little Forest Road, Talbot Woods
Bournemouth, Dorset, BH4 9NW























34 Little Forest Road, Talbot Woods , Bournemouth, BH4 9NW

Approximate Floor Area = 504.6 sq m / 5431 sq ft (Excluding Void)

Summer House / Storage = 19.1 sq m / 205 sq ft

Total = 523.7 sq m / 5636 sq ft

Including Limited Use Area (58 sq m / 624 sq ft)

Terrace / Balcony = 173.2 sq m / 1864 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 234757

WHAT YOU NEED TO KNOW

OUR THOUGHTS

Little Forest Road is regarded by many as the premier road in Talbot Woods where some of the area's most important houses can be found, the most sought-after of which back onto the golf course. This beautiful family home has been remodelled by the current owners to provide approximately 5,430 square feet of classic yet contemporary accommodation in a beautiful setting with carefully manicured grounds that have direct access to Meyrick Park Golf Course via a secure gate. The imposing front elevation of the house is approached via electric gates behind which sits a spacious driveway and integral double garage. Inside, the sumptuous specification is evident throughout with three stunning reception rooms and five generous bedrooms. There is a real emphasis on indoor/outdoor living with bi-fold doors to the principal reception rooms that lead out onto the paved terraces and include both a hot tub and summerhouse. Beyond the terrace is a large level lawn and mature gardens which are serviced by an irrigation system meaning less time maintaining and more time enjoying the al fresco lifestyle!

FEATURES & SPECIFICATION

- Substantial family home
- Extends to 5,431 square feet
- Five bedrooms
- Three receptions
- Beautifully manicured grounds
- Garden irrigation system
- Summerhouse and hot tub
- Electric gates and integral double garage
- Direct access to Meyrick Park Golf Course

THE IMPORTANT FACTS

Guide Price: £1,795,000

Lease Length: N/A

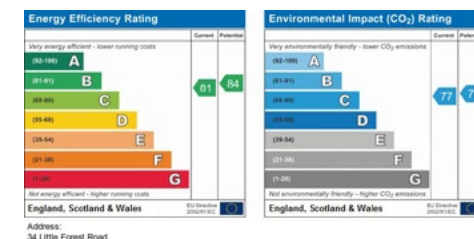
Tenure: Freehold

Maintenance: N/A

Stamp Duty: Main Home £129,150*
Additional Home £183,000*
(* based on guide price)

Council Tax: Band H
(2019/2020 £3,493.96)

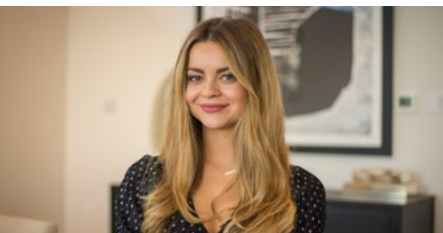
Energy Performance Certificate:



ANY QUESTIONS?



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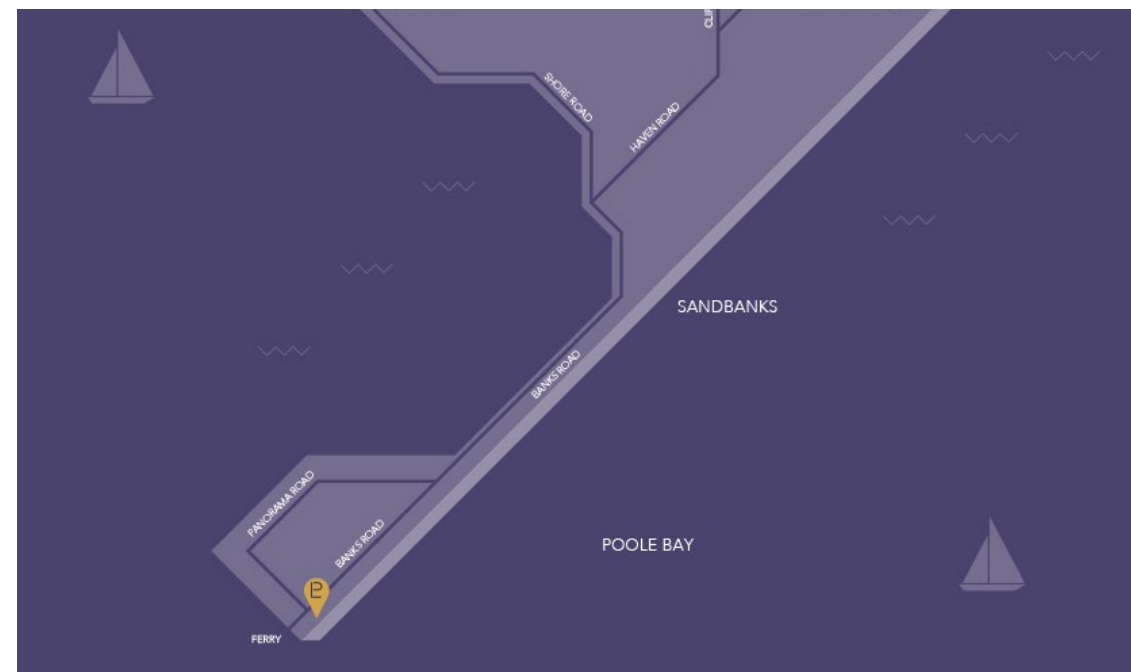
We are located at the Haven Business Centre, Banks Road, Sandbanks, BH13 7QL, just before the Sandbanks Ferry. We would love to see you for a cup of tea or coffee at The Haven Hotel.

BY PHONE:

01202 007373

BY EMAIL:

info@luxuryandprestige.co.uk



A short film introduction to this property can be found at: www.vimeo.com/344061531

Property Reference: 0318

IMPORTANT NOTICE

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.