



26a Glenferness Avenue, Bournemouth, BH4 9NQ

£1,925,000



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STUNNING DETACHED PROPERTY IN TALBOT WOODS

This EXCEPTIONAL HOME, finished to the HIGHEST STANDARDS, is located in the prestigious TALBOT WOODS area, offering PRIVATE ACCESS to MEYRICK PARK GOLF COURSE. Built in around 2008, this unique property offers over 5,000 SQ. FT. of LUXURY LIVING SPACE

OVERVIEW:

Set on a beautifully LANDSCAPED PLOT. Positioned on one of Talbot Woods' most desirable roads, it is conveniently close to WESTBOURNE, the WEST HANTS TENNIS AND HEALTH CLUB, TALBOT HEATH SCHOOL, and the MEYRICK PARK 18-HOLE GOLF COURSE set within 120 acres of scenic parkland. The property is approached via ELECTRIC GATES and a DRIVEWAY with ample parking for several vehicles, including access to a SINGLE GARAGE. It also boasts DIRECT ACCESS via a private gateway to the golf course.

Ground Floor:

The grand entrance hall is a showpiece, featuring a working fireplace, a sweeping staircase, tumbled travertine flooring with underfloor heating, and access to all principal rooms.

First Floor:

The master suite is positioned at the rear, featuring underfloor heating, built-in wardrobes, a Juliette balcony, a dressing room, and an adjoining wet room. Two additional double bedrooms on this level also include built-in wardrobes, underfloor heating, and en-suite shower or bathrooms.

Second Floor:

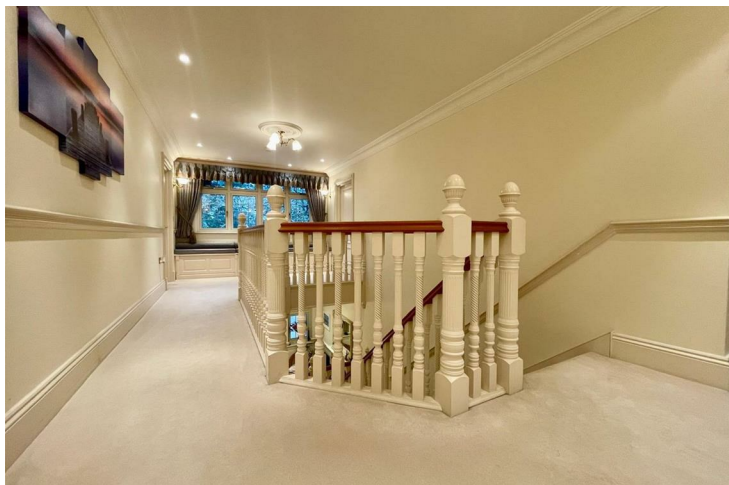
The fourth double bedroom at the rear boasts a balcony overlooking the landscaped garden and Meyrick Park Golf Course. A fifth spacious double bedroom faces the front of the property and includes its own en-suite shower room.

Exterior:

The landscaped rear garden is a haven for relaxation and entertainment, featuring a paved patio, a sunken hot tub, a BBQ log cabin, a summer house, a greenhouse, a pump room, and an external W.C. The property also benefits from private access to the 15th fairway of Meyrick Park Golf Course, making it ideal for golf enthusiasts.

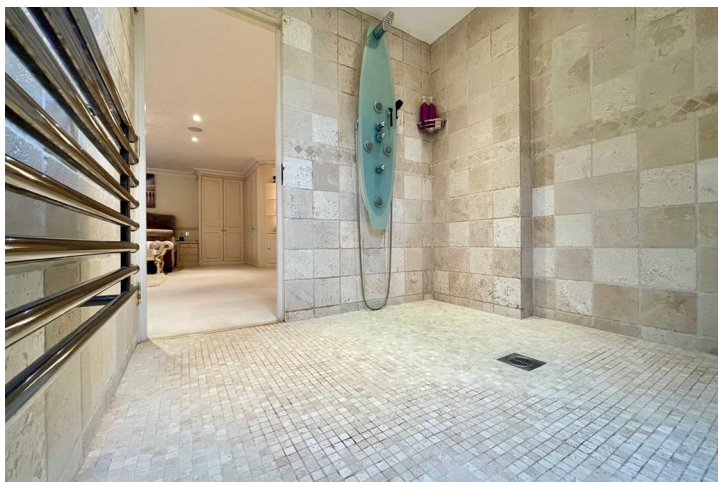
This spectacular home, combining luxury, location, and lifestyle, presents a rare opportunity to own one of Talbot Woods' finest properties.

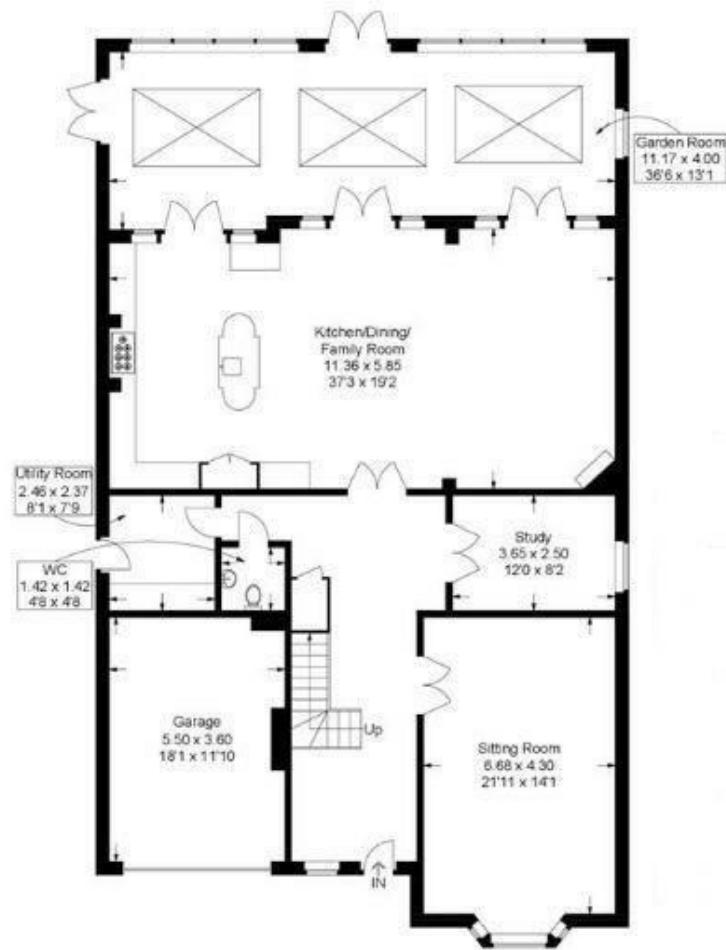






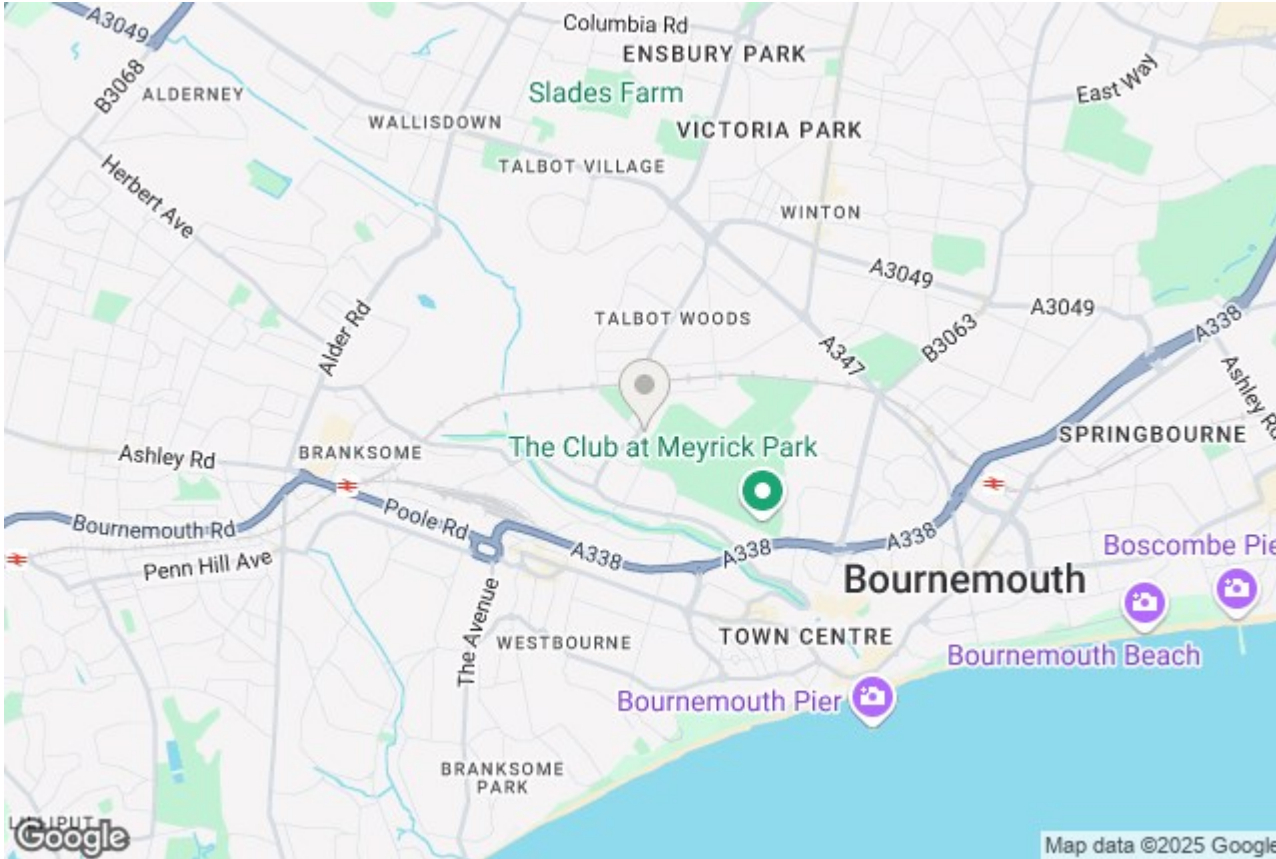
This property also benefits from solar panels and bills currently total £2,000 per annum. For viewings that are highly recommended please contact your selling agents St Quintin.






- Elegant detached property in highly sought-after location
- Secure electric-gated entrance and access to golf course
- Luxurious sunken hot tub for relaxation
- Integrated home entertainment system
- Situated in the desirable Talbot Woods area
- Five spacious double bedrooms, four with en-suite bath/shower rooms
- Expansive driveway with ample parking for multiple vehicles
- Exclusive grill cabin, perfect for entertaining
 - Beautifully landscaped gardens
- Solar panels with advised joint gas and electric - £2000 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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