



12 Alyth Road, Talbot Woods,
Bournemouth, Dorset, BH3 7DF

Asking Price
£1,795,000



4

Bedrooms



3

Living



3

Bathroom/Ensuite



Double Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A substantial and superbly located home.

SET ON A STUNNING PLOT WITHIN BOURNEMOUTH'S PREMIER LOCATION THIS MAGNIFICENT DETACHED HOME OFFERS UPDATED ACCOMMODATION OVER THREE FLOORS AND WONDERFUL SOUTH FACING GARDENS.

Our clients have kept the home impeccably, updating throughout yet retaining its traditional routes, the installation of beautiful sash style double glazed windows being just one example.

Approaching the home a gated in and out driveway provides plentiful parking and leads to an attached double garage, remaining front gardens being well landscaped with mature shrubbery offering a great deal of privacy.

Entering, a foyer offers practical coat/shoe storage and gives access to the rear gardens, garage and entrance hall.

The impressive, tiled hallway gives access to all ground floor rooms and features a period staircase to the first floor with cloakroom facility beneath.

Recently updated, the kitchen boasts an extensive range of bespoke cabinetry finished with stone working surfaces. There a large island for dining and a second island with sink designed for food preparation and set adjacent a range style oven. Accessed from the kitchen there is also a laundry and clothes drying room, which in turn gives access outside.

The home boasts three generous reception rooms. Overlooking the front of the home there is a library/reading room. The lounge and dining room both give access out to the stunning rear gardens via French doors, sliding pocket doors linking these rooms giving the option to have a large open living area, or more formal separate spaces.

An elegant first floor landing with bay window gives access to the master suite, two further double bedrooms, and an impressive family shower room which features an in/out shower with wet floor.

Formerly three rooms, the luxurious master suite features a generous bedroom with fitted wardrobes, a large dressing room with further wardrobes, and a sumptuous en-suite featuring twin vanity units with countertop sinks, a freestanding bath, and walk in rain shower.

Bedroom four is set on the second/top floor and boasts a luxury en-suite shower as well as French doors leading to a glass enclosed balcony giving a delightful garden view.

The adjoining double garage naturally offers excellent general or car storage but also gives access through to a secondary/garden kitchen which offers extensive storage and room for appliances, great for garden parties or as a large laundry room. This space also offers annexe potential, planning permission being granted in 2020 to further develop the garage and kitchen to include construction of a first-floor mezzanine, installation of roof lights, and a shower room.

Extensive, well-tended, and Southerly facing, the rear gardens are a real delight with mature shrubbery and trees providing great privacy. There is a large lawn, a pond, large brick paved patio areas, a gazebo seating area, children's play area, and a 'hidden' garden path leading to a secluded decking area with hot tub and pergola over. To the West boundary, the homes original garage has also been converted to a home gym with double doors opening out to the garden path.

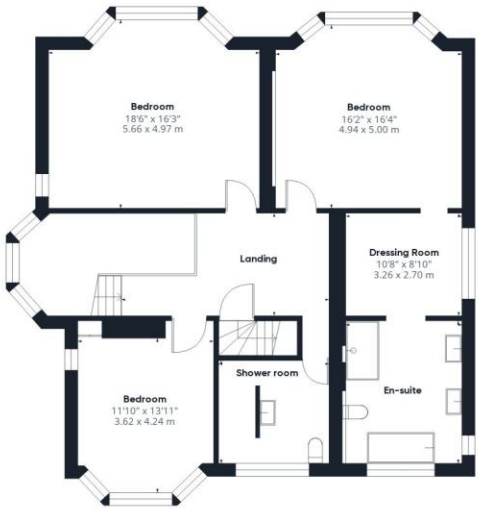
In our opinion this home presents an excellent opportunity within one of Bournemouth's most highly prized roads. We do therefore highly recommend and look forward to arranging your personal viewing.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3669 ft²
341 m²

Balconies and terraces

54 ft²
5 m²

Reduced headroom

54 ft²
5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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