

41 Queens Park South Drive, Queens  
Park, Bournemouth, BH8 9BJ

Guide Price  
**£1,250,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

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Slades Estate Agents

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# A wonderful home in Queens Park!

Built circa 1910, this fabulous home, which offers over 4500 square feet of beautifully presented accommodation set over three floors is set in the heart of Queens Park opposite its popular 18-hole golf course.

Broadlands retains many of its original features to include oak wooden floors, ornately corniced and feature high ceilings, open fireplaces, stained glass windows and even the original servant's staircase leading to their first-floor accommodation!

Among its three generously sized reception rooms is an opulent living room, a formal dining room and a snooker room, which of course has a multitude of other uses. There is also a large fully glazed conservatory offering access into the south facing rear garden and a WC accessed off the impressive entrance hallway.

The Kitchen/Breakfast room is modern and a great size, leading into not one but two utility rooms. From here, stairs lead into the cellar, and a door to the side of the house.

The first floor offers up to five large double bedrooms, three of which have En-Suites. The largest is a particularly large room measuring over 300 square foot alone whilst the guest bedroom offers a balcony overlooking the rear garden as well as an En-Suite shower room.

There are two further bathrooms on the first floor and stairs lead from the servants landing to the second-floor accommodation, where four further double bedrooms can be found, the largest of which measures nearly 25' in width!

Externally, the property benefits from a Garage, ample off-road Parking via an in and out driveway and a delightful south-facing garden which has been well landscaped and includes a greenhouse, pond and an outside WC.

A truly wonderful home, an internal inspection is an absolute must!



## KEY POINTS

Over 4500 square foot

Lots of original features

Up to 9 bedrooms

Well presented

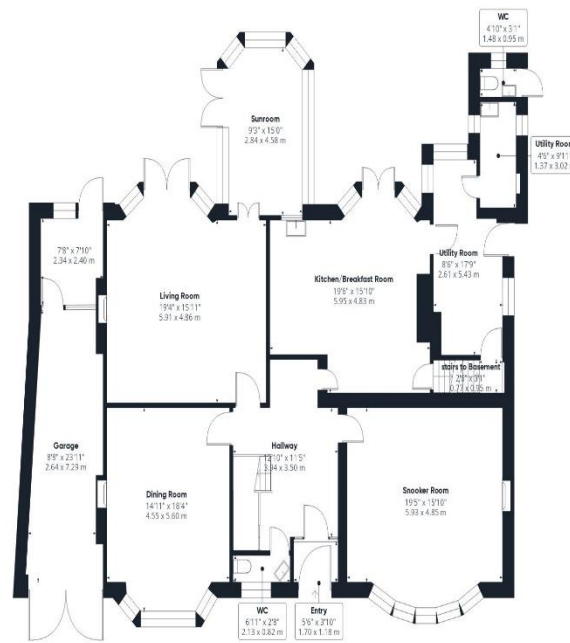
Sought after location

Lovely south facing rear garden

Lots of off road parking



Floor -1



Ground Floor

#### Approximate total area<sup>(1)</sup>

4866 ft<sup>2</sup>

452.1 m<sup>2</sup>

#### Balconies and terraces

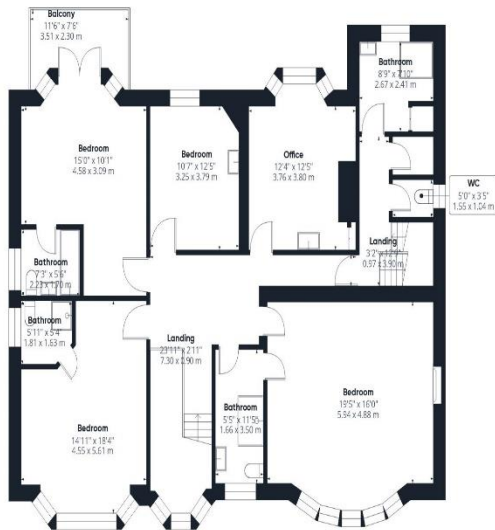
73 ft<sup>2</sup>

6.8 m<sup>2</sup>

#### Reduced headroom

86 ft<sup>2</sup>

8 m<sup>2</sup>



Floor 1



Floor 2

(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.

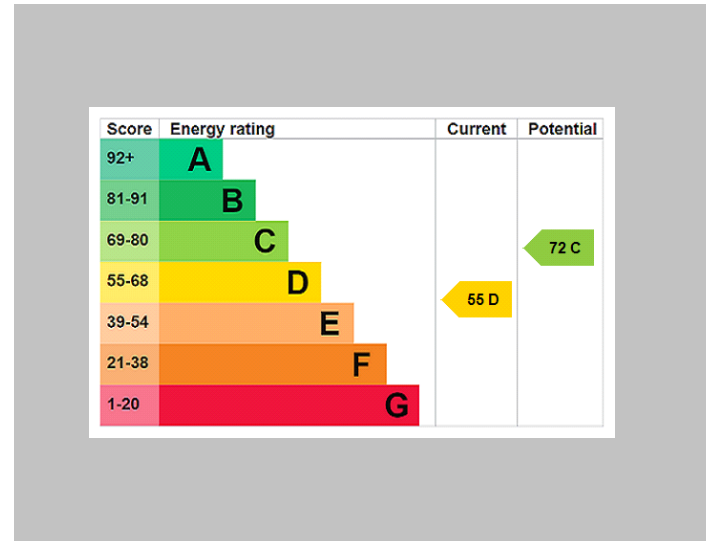
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