

Property Location Meyrick Park



Total Area: 178.0 m² ... 1916 ft² (excluding balcony and garage)
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Braidley Road, Bournemouth

Offers Over £850,000

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5 Bedroom House

Fantastic Location

Heated Swimming Pool

Master Bedroom W/En-Suite

Wrap Around Balcony

Large Kitchen

Outside Dining Area

Tiered Garden

Double Length Garage

Close To Meyrick Golf Park

Versatile Loft Conversion



Why you'll like it

Martin & Co are proud to present this exceptional five double bedroom detached family home, situated in an elevated and secluded position in the heart of highly sought-after Meyrick Park, just moments from Bournemouth Town Centre and its award-winning beaches.

This unique villa-style residence boasts an impressive internal footprint of over 1,800 sq. ft, thoughtfully arranged over three floors. Immaculately presented throughout, the home combines contemporary finishes with elegant architectural charm, offering both style and substance for the modern family.

Upon entering the property, you're welcomed by a bright and spacious entrance hallway. To the rear, the living/dining room offers generous proportions, a feature bay window, and direct access to a westerly terrace, perfect for enjoying afternoon sun. The kitchen/breakfast room is a true heart-of-the-home space, featuring high-end finishes, integrated appliances, and an oversized island ideal for entertaining.

The first floor comprises four well-proportioned double bedrooms and a luxurious family bathroom with freestanding bath and twin sinks. The master bedroom is a standout feature – dual aspect, en-suite, and with access to an L-shaped wrap-around balcony with far-reaching views. A versatile loft

conversion on the top floor provides an excellent fifth bedroom, guest suite, or work-from-home space.

Externally, the property offers a rare combination of privacy, sun, and space. A remote-controlled electric gate opens onto a generous double length driveway, leading to a detached double length garage with electric door. The tiered front gardens have been meticulously landscaped, with multiple entertaining terraces and a heated pool offering a tranquil, resort-like setting. The rear patio, directly accessible from the kitchen, provides a further low-maintenance entertaining space, ideal for alfresco dining and social gatherings.

Set within the prestigious enclave of Meyrick Park, the home is ideally positioned for those seeking peaceful, tree-lined surroundings with the convenience of town centre living. The area is well-regarded for its proximity to top-rated schools, Bournemouth University, and leisure facilities, including golf, tennis, and beaches – all just minutes away.

An outstanding opportunity to acquire a home of distinction in one of Bournemouth's most desirable central locations. Early viewing is highly recommended to appreciate the space, finish, and lifestyle this exceptional property affords. To arrange your private viewing, contact Martin & Co today.

Agent's Notes:
Tenure: Freehold
EPC Rating: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

