

PS

1 Wychwood Close, Meyrick Park, Bournemouth - BH2 6JF

£1,050,000

PS



1 Wychwood Close

Meyrick Park, Bournemouth

Built in 1970, this attractive, detached residence is one of just five homes set on generously sized, level plots in a peaceful and sought-after cul-de-sac. Ideally located, it is a short stroll to Meyrick Park's open spaces, beautiful woodland walks, and challenging 18-hole championship golf course, as well as the highly regarded Meyrick Park Sports Club, offering a gym, swimming pool, and fitness classes.

- Elegant Georgian style detached home in a quiet and exclusive cul-de-sac
- Four double bedrooms, including two with en-suite shower rooms
- 4 Receptions
- Bright triple aspect conservatory
- Expansive fitted kitchen with utility and internal access to double garage
- Level generous plot with south and east facing mature garden
- In and out driveway with ample off road parking
- Less than a mile to Bournemouth Train Station
- Down hill stroll to the sandy bathing beach
- 2,260 sq.ft
- Freehold
- Council Tax Band G £3758.23



As you step inside, the central reception hall, of this 4 double bedroom house, immediately impresses with its sense of grandeur, where rich cherry wood flooring flows seamlessly into the study/hobby room, offering charming views across the garden and effortless access to the conservatory. The dual aspect lounge is bathed in natural light, highlighting a stunning feature fireplace that forms the heart of the room. Across the hall, the formal dining room offers an elegant space for entertaining, while the separate kitchen is fitted with an extensive range of floor and wall units, along with a variety of integrated appliances, leading conveniently to the adjoining utility room.

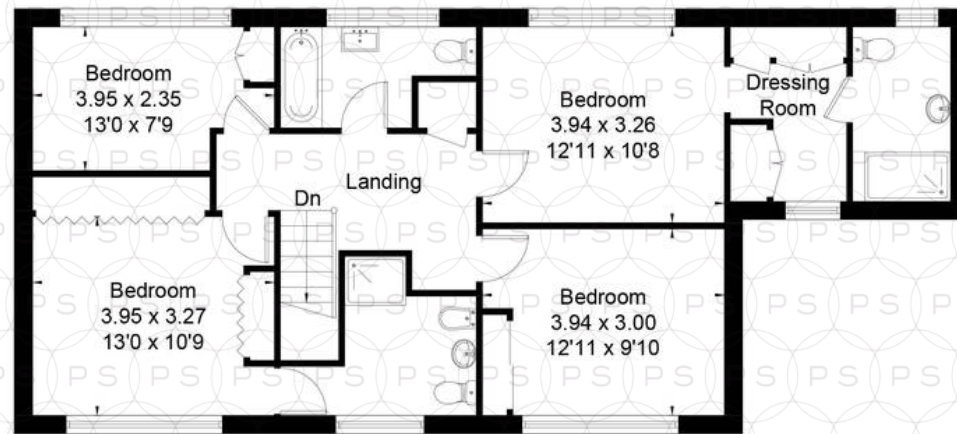
The triple aspect conservatory is a true standout, perfect for relaxing throughout all seasons with direct access to the beautifully manicured gardens. Completing the ground floor is a stylish WC and the added practicality of direct internal access to the double garage. The first floor is reached via an elegant wooden spindled staircase, rising to a spacious and inviting landing. All four bedrooms are generously sized, offering comfort and versatility for family living. The two additional bedrooms are served by a beautifully appointed family bathroom. A delightful decision awaits between the principal bedroom and bedroom two, both feature an extensive range of fitted wardrobes and luxurious, fully tiled en-suite shower rooms, blending style with everyday convenience.

Location

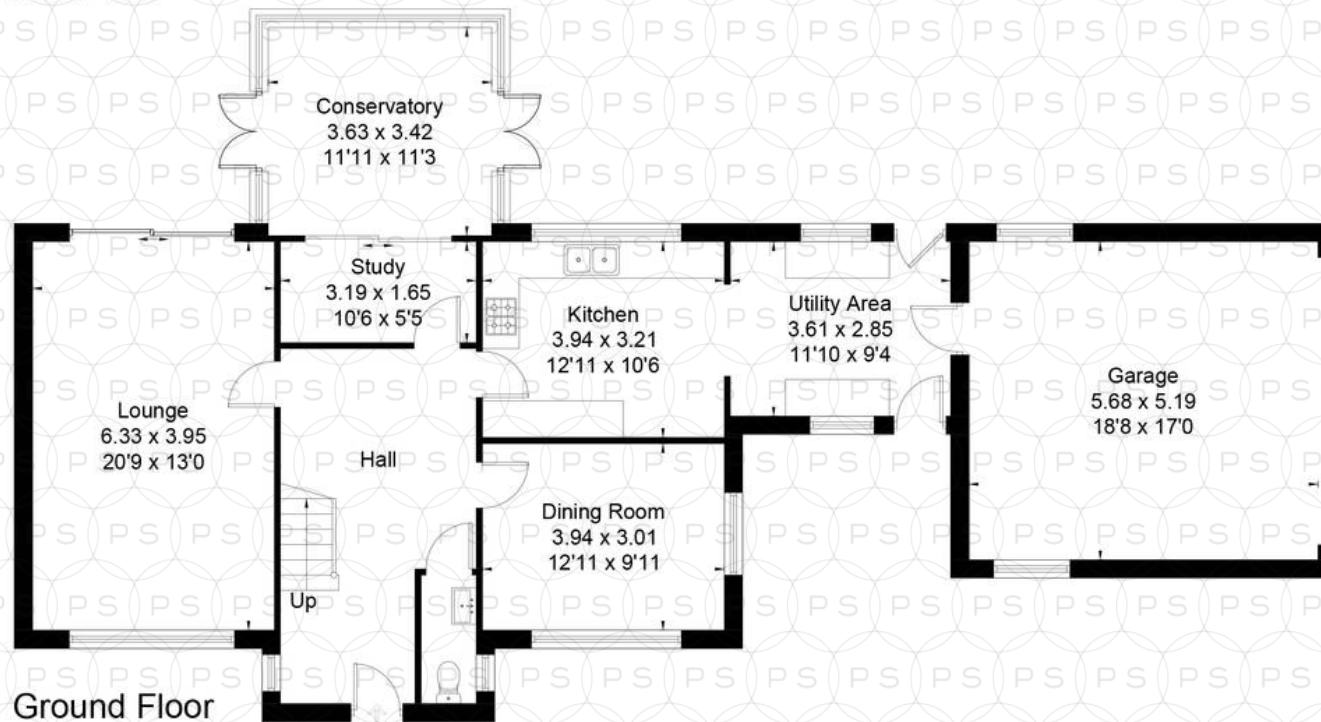
Bournemouth's stunning gardens and vibrant town centre, with its array of shops, restaurants, and entertainment facilities, are within easy walking distance. The beautiful sandy bathing beaches, stretching seven miles from Poole Harbour to Hengistbury Head, are also close by, offering a superb coastal lifestyle, with various water sports facilities and Marina's. There are also excellent transport links via the nearby A338 and mainline Bournemouth Railway station, providing a direct service to London Waterloo in approximately two hours.



Approximate Total Area = 212.5 sq m / 2287 sq ft (Including Garage)



First Floor



Ground Floor





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