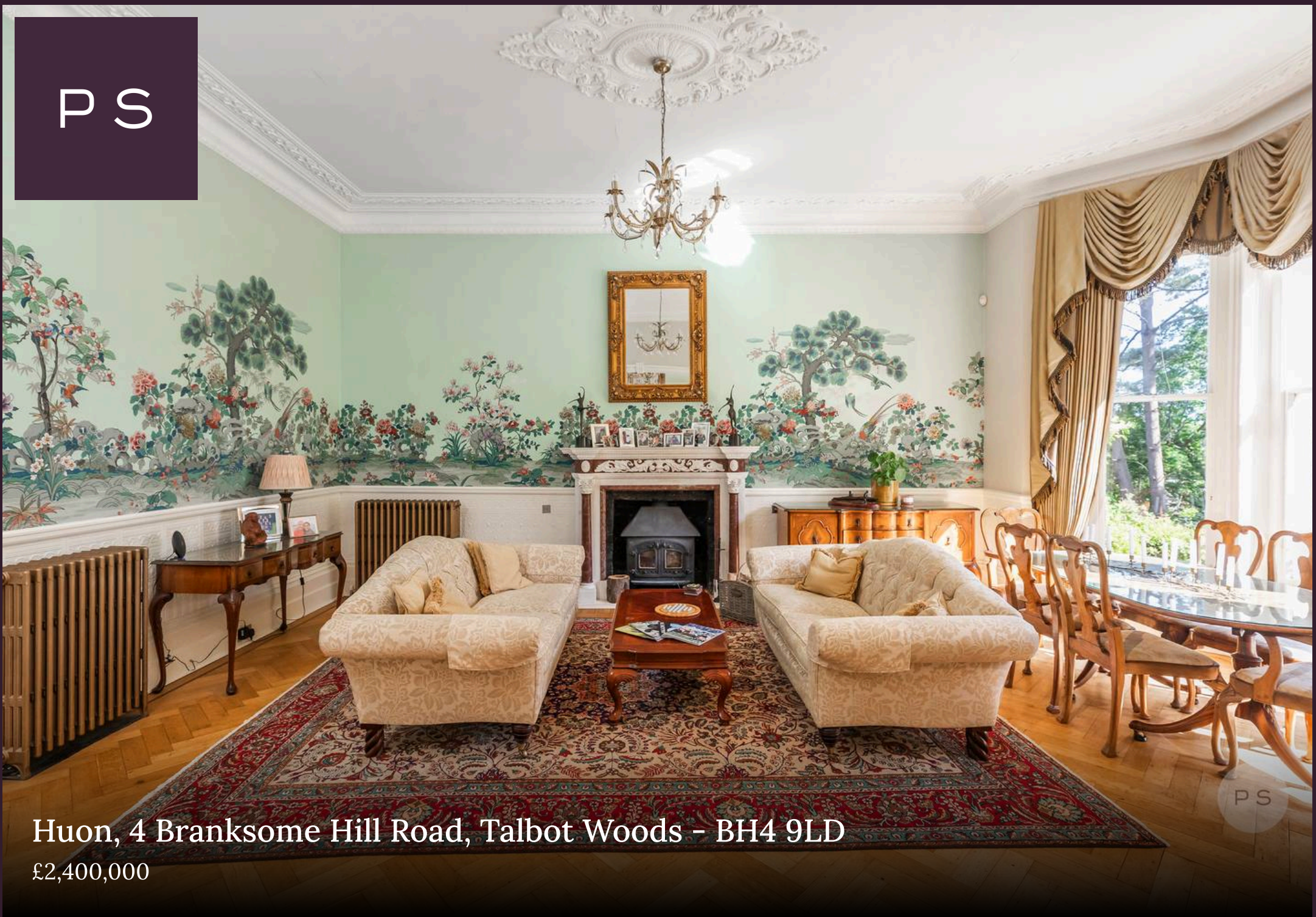


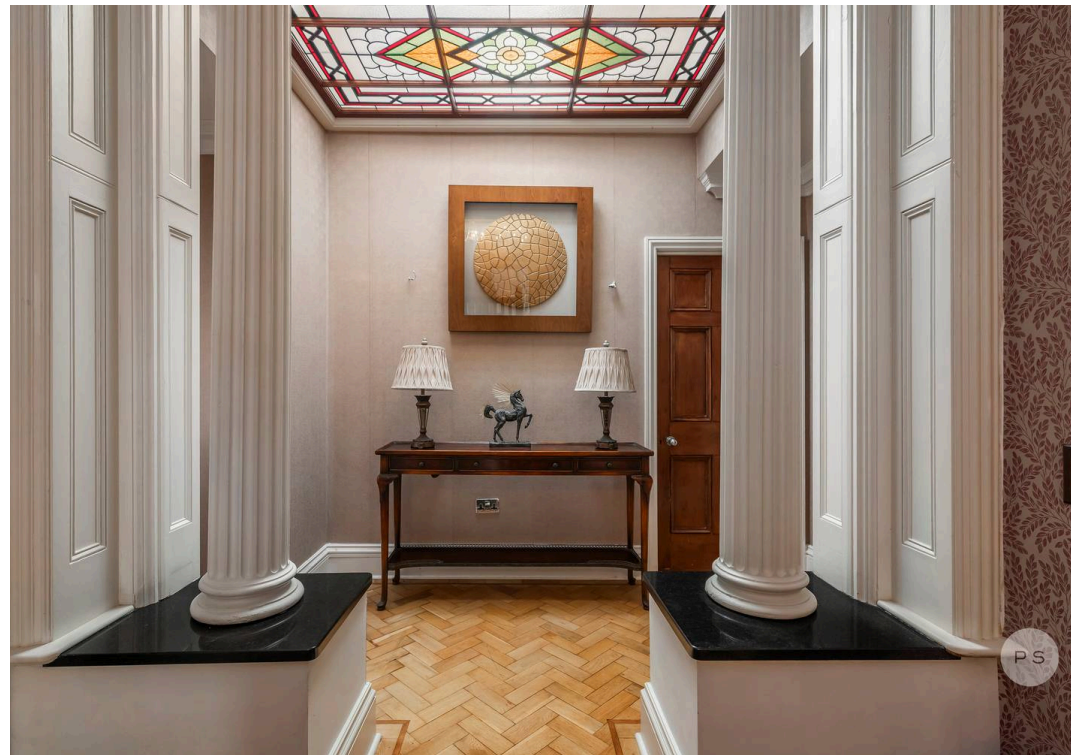
PS



Huon, 4 Branksome Hill Road, Talbot Woods - BH4 9LD

£2,400,000

PS



Huon, 4 Branksome Hill Road

Talbot Woods, Bournemouth

The Huon, is one of Talbot Woods' best kept secret.

Being arguably one of the finest residences ever constructed in the area, dating back to 1885. This commanding home has been meticulously and sympathetically restored by its current owners, blending its historic splendour with 21st-century innovation to create a warm family residence of extraordinary comfort, beauty, and function.

- Built in 1885 a fully restored Victorian home, combined with modern infrastructure
- Self contained basement apartment with private entrance
- Ideal for multi generational living, home and income or luxury rental
- One of a kind much loved 6 bedroom family home
- Circa one acre of secluded, south-westerly gardens
- Backing on to a little know nature reserve, a hidden gem of wildlife and serenity
- Security system and gated entrance
- Extensive entertaining and play areas within landscaped grounds
- Freehold
- Approx 7,000 sq.ft
- Council Tax Band H - £4799.98
- EPC Rating: D



Every corner of this wonderful property tells a story. From original fireplaces and cornicing to the delicate architraves, wood panelling and herringbone wood flooring, the level of restoration is nothing short of exquisite. No detail has been overlooked. It's a property where heritage craftsmanship and modern infrastructure exist in perfect harmony, offering all the benefits of modern living without compromising the character and romance of a bygone era.

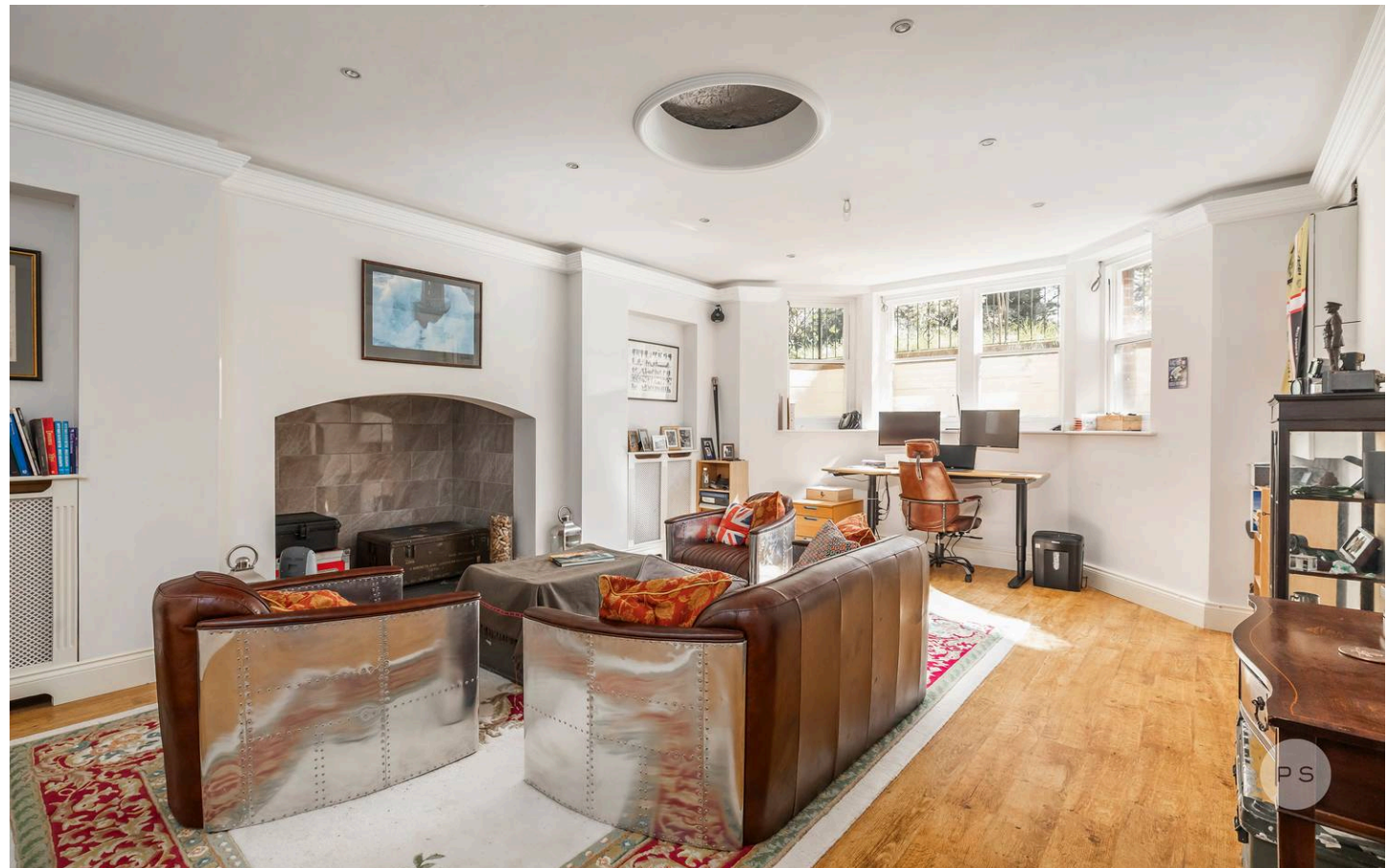
Providing substantial and flexible living space set across three expansive floors, including a self-contained basement apartment with private entrance. The home is perfectly suited to multi-generational living, guest accommodation, or even a premium rental opportunity. Every level has been designed with space and flow in mind, ideal for family life, entertaining, or a quiet retreat.

Positioned discreetly within over an acre of mature, south-westerly orientated gardens, the property enjoys a level of privacy and tranquillity rarely found in central Bournemouth. Backing directly onto a nature reserve, The Huon is enveloped by wildlife and woodland so much so, most locals are unaware it even exists.

The gardens are a marvel in their own right, thoughtfully landscaped across three tiers, they include an imaginative, hidden children's play zone, a sun-drenched alfresco entertaining area, and a diverse array of mature trees and exotic plantings to thrill even the most passionate gardener.

Accessed via double electronic gates and sweeping private drive, the home also benefits from a comprehensive security camera system for peace of mind.

Please see the floorplan, to appreciate the layout of accommodation.





Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.