

Anthony's Avenue, Lilliput BH14 8JJ
Guide Price £1,300,000 Freehold

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Property Summary

An outstanding and beautifully appointed four/five bedroom, three bathroom detached character home, situated on one of the areas most desirable avenues.



Key Features

- Outstanding modern family home
- Open plan kitchen/family room
- Formal lounge
- Four bedrooms
- Playroom/bedroom five
- Three luxuriously appointed bathroom/shower rooms
- Beautifully landscaped and established gardens
- Driveway providing ample parking and detached garage
- Finished to a high specification throughout
- Gas central heating and double glazing



About the Property

This outstanding four bedroom detached family home has been extensively modernised and skilfully extended over the years to create an impressive yet charming family home, finished to a high specification throughout.

Upon entering the property you are greeted by a feature split level hallway, with stairs rising to the first floor and doors leading to all principal ground floor rooms.

Initially offering a ground floor playroom with dual aspect windows, this spacious room could also be utilised as a fifth bedroom, as it is perfectly situated adjacent to the spacious and luxuriously appointed ground floor shower room.

The impressive open plan kitchen/family room initially offers a fully comprehensive and stylish fitted kitchen, with an attractive island incorporating a breakfast bar and finished with stunning granite work surfaces. Leading into a large dining/family space with partially vaulted ceilings offering a wealth of light, complimented by a set of bi-folding doors giving access to a delightful rear garden sun terrace. In addition, there is a separate lounge, beautifully appointed with a bay window and a multi fuel burning stove.

An elegant first floor landing gives access to the main bedroom suite offering a vaulted ceiling and dual aspect windows, with a luxuriously appointed ensuite shower room. Bedroom two offers a spacious double guest room, with an impressive vaulted ceiling and a combination of dual aspect windows and two veluxes. Bedroom three is a spacious double room, offering wall to wall built in wardrobes and dual aspect windows. There is a further fourth bedroom and a luxuriously appointed family bathroom completes the accommodation.

Outside, this beautiful and charming family home has a south-facing rear garden, initially laid to a large area of patio terrace. This offers the ideal place for al fresco dining and is accessed directly from the rear bi-folding doors off the kitchen/family room. From the terrace, central steps lead down to the manicured gardens below, including a delightful feature pond, walkway and bridge.

A courtesy door gives access to a large single garage, with electric up and over door, power and light. The side gate leads to the front driveway providing parking for several vehicles, complimented by well-appointed and landscaped gardens surrounding the entire corner plot.

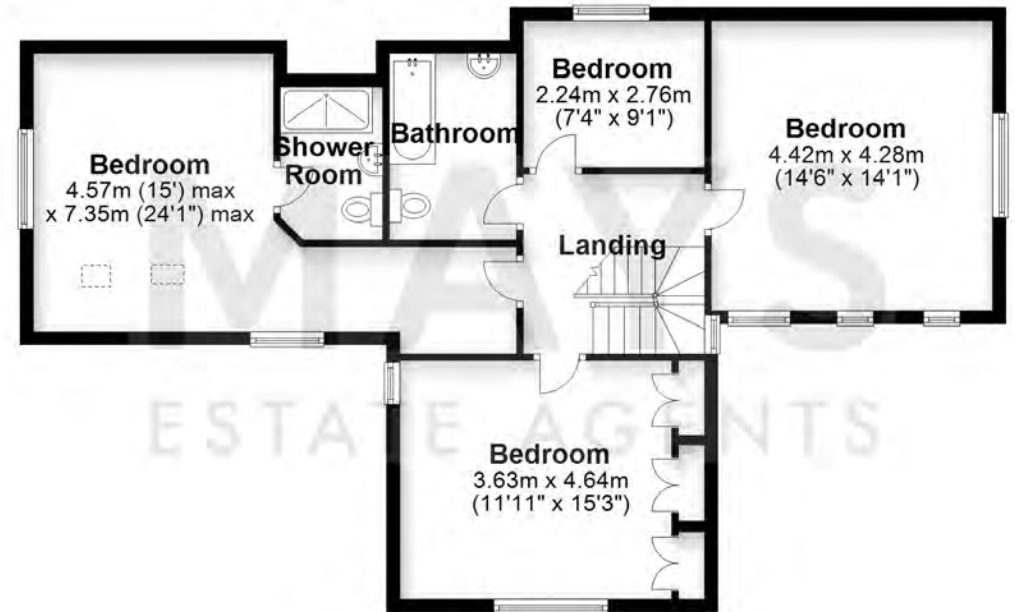
Tenure: Freehold

Council Tax Band: G



First Floor

Approx. 82.0 sq. metres (882.3 sq. feet)



Ground Floor

Approx. 98.9 sq. metres (1064.2 sq. feet)



Garage

Approx. 21.2 sq. metres (228.2 sq. feet)



Total area: approx. 202.0 sq. metres (2174.7 sq. feet)



About the Location

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent, with bus routes to the town centres of Poole and Bournemouth as well as the mainline railway station at Poole providing services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

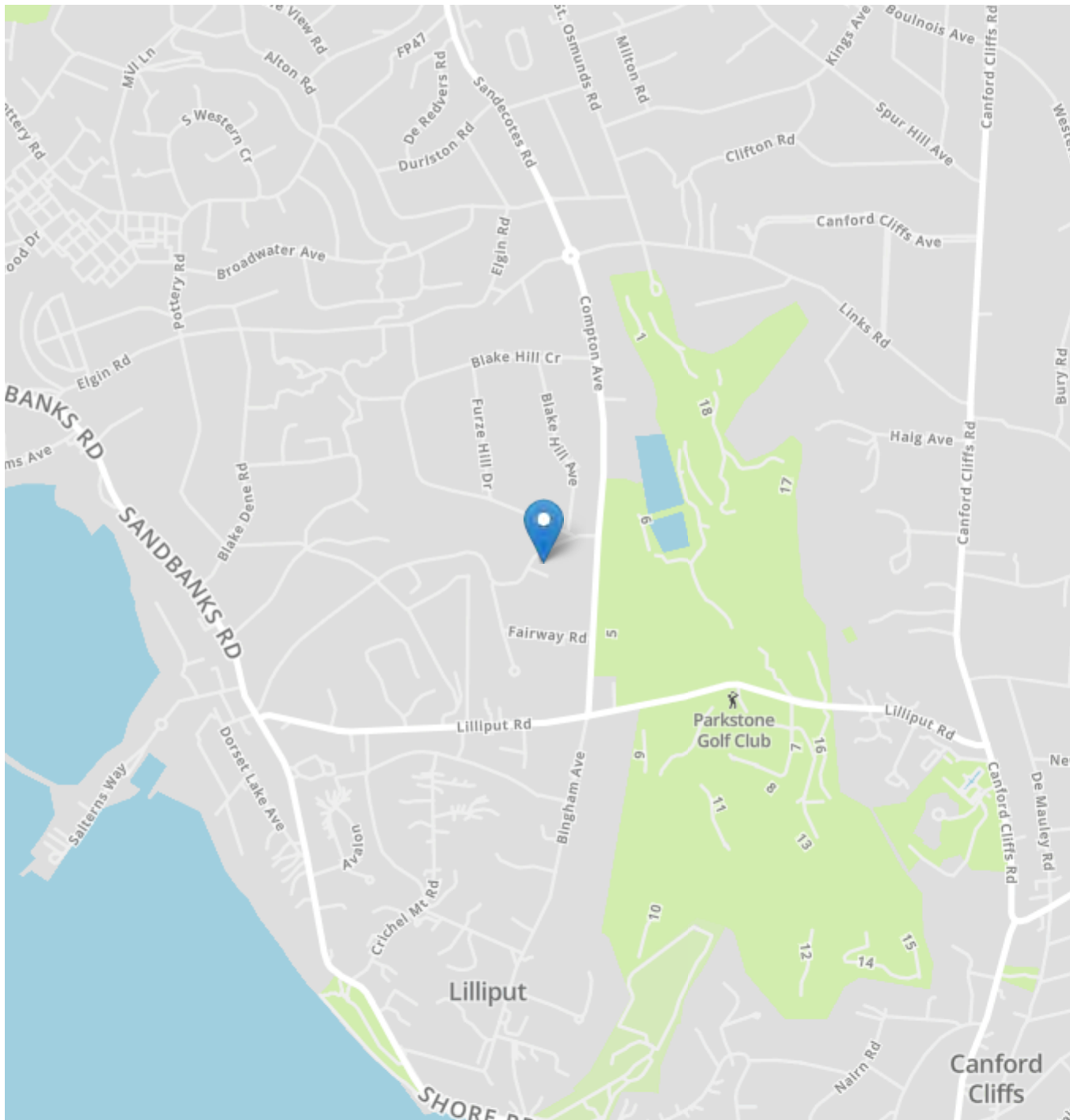



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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