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37A VOLANTE, THE AVENUE, POOLE, DORSET,
BH13 6LJ



ABOUT THIS PROPERTY

£1,895,000

3 Double bedroom

Remodelled to a superb standard

Modern open-plan living

High specification kitchen

En-suite bathrooms to every bedroom

Large galleried study

250 steps from Branksome Beach

Cinema room

Council Band H: £3,493.96 per annum

Freehold

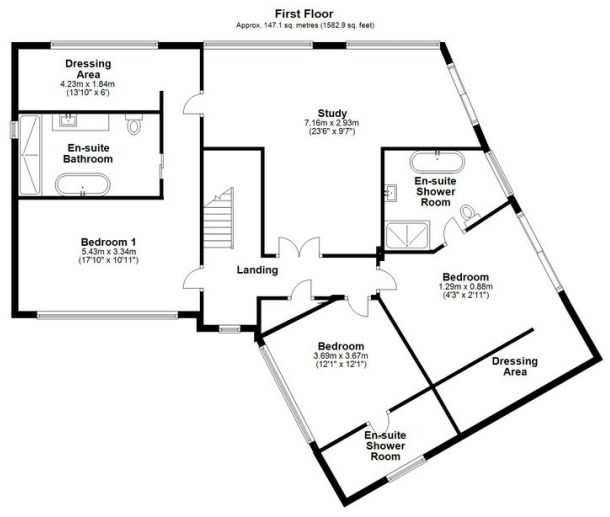
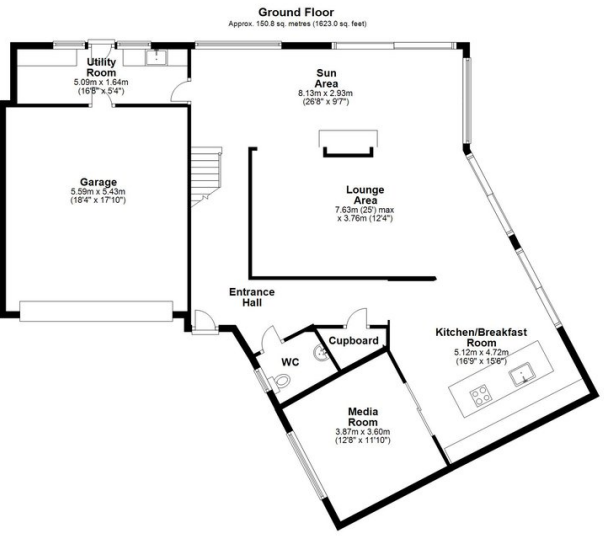
An exquisite and exceptionally contemporary 3 bedroom home, located on a private road, just 250 steps from the award-winning Branksome Beach. This state of the art property has been extended and remodelled to an impressive and exacting standard.

This modern architecturally designed home has been created to encapsulate its surroundings. On entering this home you are immediately struck by the amount of light from its floor-to-ceiling, double height gallery and fully glazed walls. The cleverly designed open plan, ground floor living space flows effortlessly from one space to another. A modern Leicht kitchen blends into surroundings due to the cleverly designed hidden storage. The kitchen/dining area whilst being open plan is divided by a contemporary panel from the formal living room which features a floor-to-ceiling dual aspect fireplace. Beyond here is the double height gallery area, ideal as a space to relax whilst embracing the evergreen background beyond from the double height windows. From the kitchen doors you are lead to an impressive and fully equipped state of the art cinema room/snug. The utility room which offers direct access to both the garden and double garage. A floating feature bespoke staircase with internal lighting leads to the first floor. The master bedroom enjoys lovely views from the full height sliding doors and Juliet balcony. The luxurious en-suite shower room is beautifully equipped with a double sink and walk in shower. Beyond this is the fully equipped dressing room overlooking the garden. There are two further guest suites (one with a walk-in wardrobe) and en-suite shower rooms. From the landing, you are lead to a stunning open plan galleried study/library which overlooks the floor-to-ceiling relaxation area below. The garden has been designed to be an extension of the house with access from the kitchen and living area via full height sliding doors. The fully tiled patio area provides an ideal space in which to entertain with a cleverly designed pergola. A bespoke water feature combined with the luscious evergreen planting surrounding this area provide privacy and seclusion. Adjacent to the utility room and garage is a level area of Faux lawn and from here, sleeper steps provide access to the remainder of the garden which gently slopes until it reaches a further level area. A private gate which gives access to Branksome Beach in under 250 steps

LOCATION

Accessed via secure gates along a private driveway, yet within easy reach of Canford cliffs village and Westbourne with its boutique shopping arcade, restaurants and cafés. The local train station at Branksome is under half a mile away, offering direct access into London Waterloo in under two hours. A full specification is available on request.





Total area: approx. 297.8 sq. metres (3205.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 560006) Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		78	84
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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