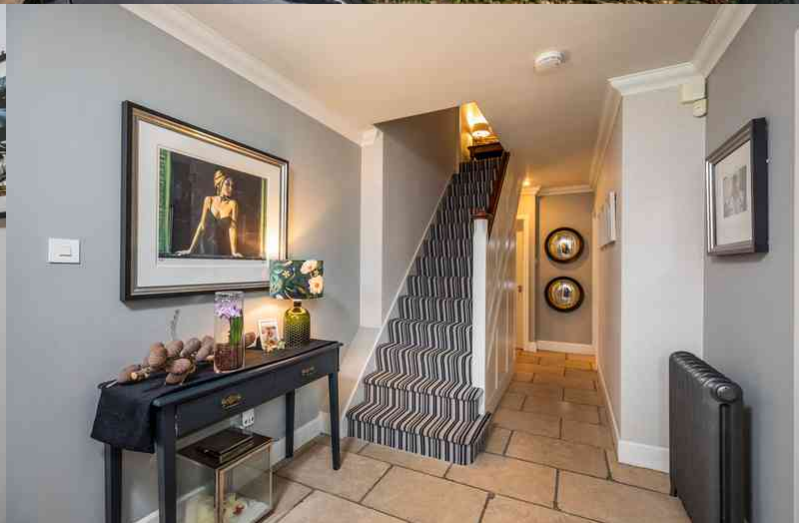


PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



3 MAYFIELD AVENUE, POOLE, DORSET, BH14
9NY



£ 9 5 0 , 0 0 0

4 bedrooms

Stunning kitchen with
orangery and log burner

Utility room

Feature open-plan en-
suite to main bedroom

Large south-facing
terrace from main
bedroom

Large living room with log
burner

Cottage style rear garden

160 metres from Penn Hill
shops and restaurants

Council band E: £2219.42

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

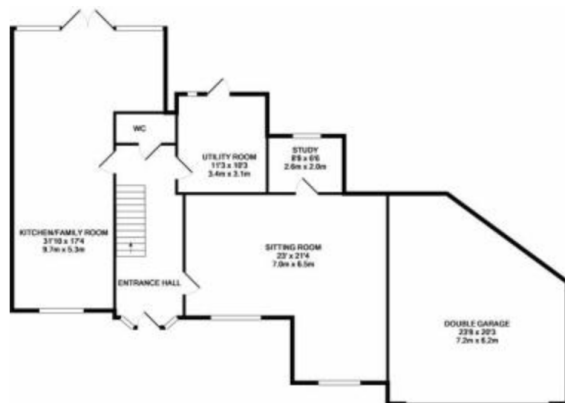
A beautifully presented 4 bedroom home, featuring a stunning open-plan kitchen, orangery with log burner, utility room, formal living room with log burner, study, main suite with feature open-plan bathroom & expansive south-facing terrace, private rear garden, situated behind electric gates just 100 metres from Penn Hill village.

This stunning home has been extensively remodelled by the current owners to blend modern living with a traditional timeless feel. Featuring a spacious entrance hall with oak flooring that continues into the formal living room which has ample space for dining and features doors onto the front garden and into the study. The beautifully designed kitchen boasts a range of fitted appliances complimented by stone worktops and matching movable island making it perfect for those who enjoy entertaining, with room to seat 12 at the dining table. The kitchen opens into an impressive orangery with full height windows and doors, flooding the kitchen with light, allowing space for a cosy living space adjacent to the log burner. In addition, on the ground floor is a large utility room with a good range of storage cupboards, built-in washing machine and back door. Stairs lead from the entrance hall to the impressive main bedroom featuring an open-plan en-suite shower room complete with bath, which leads into the impressive bedroom with extensive wardrobes and patio doors accessing the large south-west facing terrace with spiral staircase to the front garden. Bedrooms two and three are both doubles and share the modern family shower room. Bedroom four is currently used as a teenager's den. From the orangery, doors lead to the pretty garden which is partly walled. To the side of the house is a covered outdoor kitchen area and access to the front garden. The house is approached via electric gates and a block paved driveway provides off-road parking for several cars and access to the double garage.

LOCATION

Situated behind electric gates in a quiet road, yet just 160 metres from the shops at Penn Hill featuring several restaurants as well as an award-winning bakery and convenience store. From Penn Hill, Branksome Beach is approximately 1.5 miles away, accessed off-road by a lovely chine walk. Branksome train station is within 0.5 miles and offers a direct line into London Waterloo in under 2 hours.





Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
Current	Potential	
		79
		68
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
VAT Number: 289886706