

PHILIPPA SOLE

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9 BINGHAM AVENUE, POOLE, DORSET, BH14 8ND



ABOUT THIS PROPERTY

£1,750,000

3/4 bedroom detached house

0.75 acres

Two en-suite

Family bathroom

Summer house and green house

Oak framed double car port and garden store/workshop

Utility room

Impressive open-plan entrance hall / dining room

Freehold

Secure gates and a sweeping driveway lead to this impressive family home which has been remodelled and extended by the current owners in recent years to create an attractive home that blends modern living with a traditional feel by incorporating stunning materials such as natural oak, stone and pewter joinery. A welsh oak framed porch sets the scene for what is to come. A spacious entrance foyer greets you as you enter the front door. On this level is the utility room, boot room and cloakroom with access out to the garden.

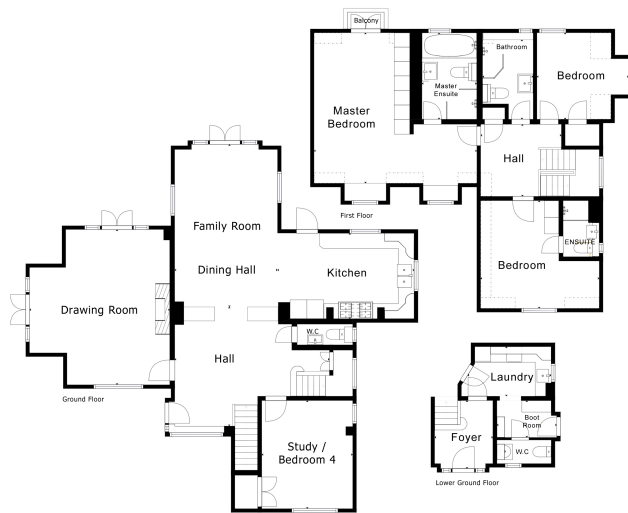
From the foyer, steps lead to the impressive semi open-plan dining/living room with its semi-vaulted ceiling and oak beams. Your eye is drawn via the central double door to the pretty secluded garden. The open-plan kitchen features a range of washed oak units and integral appliances complimented by granite worktops and natural stone flooring. A separate triple aspect drawing room with an attractive log burner overlooks the garden. The large reception hall could easily be divided to create a separate study. To the front of the property is bedroom four which is currently used as an office. An attractive staircase with pewter hand rail leads to the spacious first floor landing; from here, the master suite enjoys a double aspect with luxury bathroom and dressing area, bedroom two also enjoys an en-suite shower room while bedroom three has sole use of the family bathroom.

A particular feature of the property are the stunning gardens; the grounds surround the property offering several secluded places to dine and relax. A large level area of lawn is surrounded by sleepers with stone steps leading to the summer house which makes an ideal hobbies room and is serviced with power and light. Beyond the summer house, a woodland path leads to an elevated point from which you can admire the house. From the kitchen is a further patio and Victorian style greenhouse with its own kitchen garden. An attractive oak framed double car port with lockable garden shed and work bench provides useful additional storage.

LOCATION

Located in one of Lilliput's most desirable tree lined roads yet 500m from the shores of Poole Harbour. The property falls within Lilliput School catchment. Excellent amenities including local shops, eateries and gastro pubs can be found at nearby Canford Cliffs and Lilliput villages. Approximate distances: Sandbanks 0.5 miles, Lilliput 0.6 miles, Canford Cliffs 0.9 miles, London 100 miles (1 hour 50 mins by train), Bournemouth International Airport 9 miles.



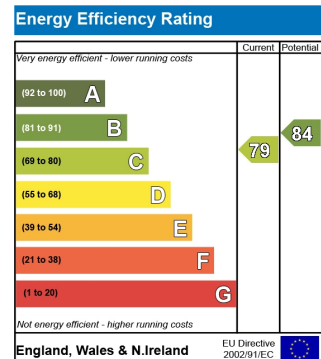


Lower Ground Floor			
Foyer	7'4" x 8'7"	2.24m x 2.62m	
Boot Room	7'6" x 4'8"	2.29m x 1.42m	
Laundry	10'6" x 6'3"	3.20m x 1.91m	

Ground Floor			
Family Room	13'0" x 20'7"	3.96m x 6.27m	
Drawing Room	17'8" x 19'8"	5.38m x 6.00m	
Kitchen	17'3" x 10'10"	5.26m x 3.30m	
Hall	19'6" x 15'1"	5.94m x 4.60m	
Study / Bedroom 4	11'6" x 13'8"	3.50m x 4.17m	

First Floor			
Master Bedroom	20'7" x 19'1"	6.27m x 5.82m	
Master Ensuite	6'11" x 10'11"	2.11m x 3.33m	
Bathroom	6'4" x 10'11"	1.93m x 3.07m	
Bedroom	11'7" x 10'11"	3.53m x 3.33m	
Bedroom	15'0" x 13'8"	4.57m x 4.17m	
Hall	10'2" x 9'1"	3.10m x 2.77m	

Gross internal area: 2,340 SQ FT (217.4 SQ M)
 Illustration for identification purposes only. Measurements are approximate. Not to scale



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