

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



17 SHERWOOD AVENUE, POOLE, DORSET, BH14  
8DH



## ABOUT THIS PROPERTY

£ 7 5 0 , 0 0 0

Beautifully presented 4  
bedroom family home

Remodelled and  
refurbished by the present  
owners

Exceptional presentation  
throughout

Impressive open plan  
kitchen/ dining/day room

Formal sitting room

Separate studio/games  
room

Level rear garden

Baden Powell and Lilliput  
School catchment

Freehold

[Click here for virtual tour](#)

A deceptively spacious four double bedroom family home. Located 250m from the harbour. Boasting a stunning open-plan kitchen/dining/day room, sitting room and a luxury en-suite to the principal bedroom. Level lawned south-east facing garden, with the additional benefit of a purpose-built studio/games room. Situated within Baden Powell and Lilliput School catchments.

This deceptively spacious 4 bedroom family home has been extensively refurbished and extended to a very high standard by the current owners. The spacious interior incorporates the very latest in contemporary design. Without doubt the hub of the house is the spacious kitchen/dining/day room. The kitchen is fitted with an extensive range of floor and wall mounted units complimented by Quartz worktops, a 4-in-1 filtered/ boiling water tap, American fridge/freezer, integrated appliances and Karndean flooring; from here double-glazed doors lead to the rear garden. To the far end of the garden is the studio/games room, fully insulated and with electricity and heating. This would also lend itself perfectly as a home office. The garden is mainly laid to lawn, with the addition of a wooden summer house. The top floor loft conversion has created a stunning principal bedroom suite with far reaching elevated views, fitted with a bespoke range of wardrobes, a luxury fitted en-suite bath and shower room, plus access to additional loft storage. On the first floor there are three further bedrooms, serviced by the family bathroom. Additional features include: Formal lounge, ground floor cloak room with utility cupboard housing the washing machine and tumble dryer, brand new boiler and new radiators throughout, double glazing, 2 gas log/coal effect burners and off-road parking to the front of the property.

## LOCATION

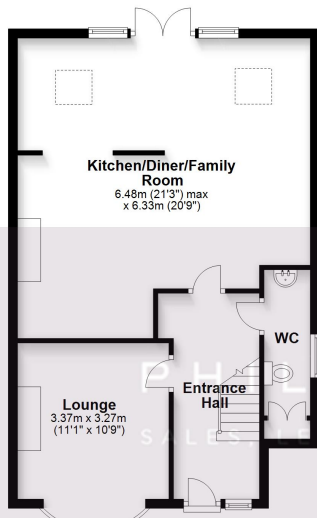
Located in a superb position, nestled in a quiet road in the heart of Whitecliff, within 250 metres of the Harbour and Whitecliff Park. The village of Ashley Cross is less than 0.5 miles away. Here, you will also find the local train station, which offers a direct line into London Waterloo in under two hours.





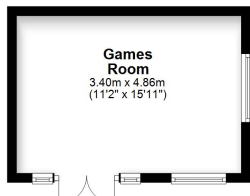
**Ground Floor**

Approx. 61.0 sq. metres (656.1 sq. feet)



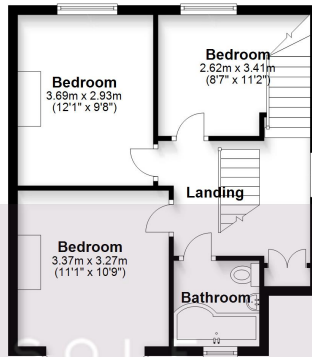
**Games Room**

Approx. 16.5 sq. metres (177.7 sq. feet)



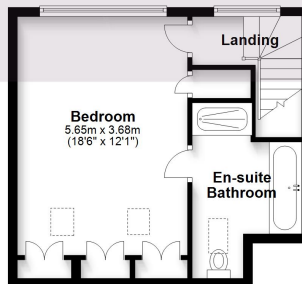
**First Floor**

Approx. 44.2 sq. metres (475.8 sq. feet)



**Second Floor**

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 155.2 sq. metres (1670.3 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**Energy Efficiency Rating**

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	<b>A</b>		82
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>	74	
(56 to 68)	<b>D</b>		
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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