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13 SHERWOOD AVENUE, POOLE, DORSET, BH14
8DH



ABOUT THIS PROPERTY

£ 6 9 5 , 0 0 0

3 / 4 bedrooms

Bedroom 4/office

Impressive open-plan
kitchen / dining / living
space

Stunning landscaped
southerly facing garden

En-suite shower to master
bedroom

Separate sitting room

Purpose built external
office and storage area

Loft/ hobbies room

Council Band E: £2,135.20
per annum

Freehold

A deceptively spacious and well presented three double bedroom detached house. Boasting a stunning open-plan kitchen / living-room, formal sitting room with log burner, ground floor study / bedroom four, en-suite to master and utility room. Situated on a south facing corner plot, in delightful professionally landscaped gardens, with the additional benefit of a purpose-built office with store room, and converted loft room. This attractive home is located within 500m from the harbour.

The property has been cleverly designed and refurbished by the current owners. Originally built in the 1930s, this traditional home has been extended to the side and rear to create a versatile and impressive family home. As soon as you enter the property, your eye is drawn through the house into the impressive kitchen / breakfast room which has been cleverly extended across the width of the house. The hand-painted kitchen is well equipped with a range oven, integral dishwasher and large dining area. Beyond this is a delightful sitting area. The whole of this room overlooks the garden with full height bifold doors, allowing access onto the patio. From the kitchen is a useful utility room, housing a pressurised water system and separate WC. The formal sitting room provides a quiet sanctuary and inviting room in which to relax in the winter with its log fire. The second reception room is currently used as an office but could easily be an additional fourth bedroom or playroom. Upstairs are three double bedrooms, the master having an en-suite shower room. The family bathroom has been recently refurbished and offers both a walk in shower and separate bath with beautiful stone and Fired Earth tiles. The loft has been converted into a music room / hobbies room with a velux roof light, accessed via a pulldown ladder (please note we are not marketing this is a habitable room). A particular feature of this house is the delightful rear garden. A patio area with a curved retaining wall is accessed directly from the kitchen, with a few steps leading to a level lawn area. The garden has been professionally landscaped. At the far end of the garden is a shingled area which creates an ideal space for a children's climbing frame or swing. Beyond that is a purpose-built, fully insulated, cedar-clad building which has been divided into two parts, one part being a self-contained office with double sliding doors. Beyond that is a large storage room accessed via the garage door. In front of it is additional external storage with a gate providing access into Lesley Road.

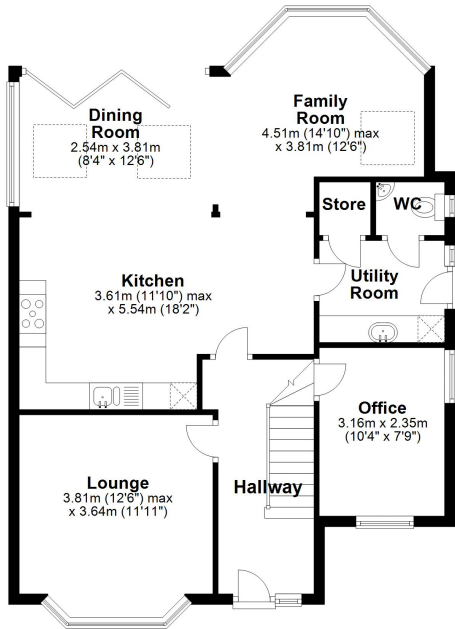
LOCATION

Located in a superb position, nestled in a quiet road in the heart of Whitecliff, within a hundred metres of Whitecliff Park and Harbour. 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.

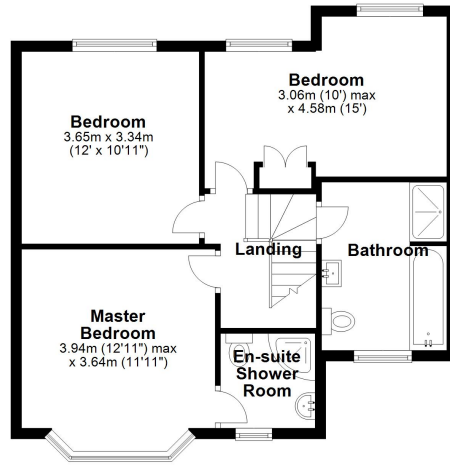




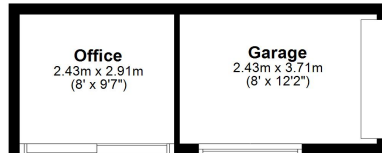
Ground Floor
Approx. 75.6 sq. metres (813.9 sq. feet)



First Floor
Approx. 54.9 sq. metres (590.9 sq. feet)



Outbuilding
Approx. 16.3 sq. metres (175.8 sq. feet)



Total area: approx. 146.8 sq. metres (1580.6 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 556006)
Plan produced using PlanUp.

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			
		69	80
England, Wales & N.Ireland			
		EU Directive 2002/91/EC	

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