

Brownsea View Avenue,
Lilliput, Poole,
BH14 8LQ



An impressive New England style seven bedroom detached family residence with private gated entrance, deep frontage and large southerly facing garden set within one of Lilliput's most premier Avenues.

£1,950,000 Freehold







Situation and Description

Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

An imposing seven bedroom, four bathroom detached family home, extending to approximately 3,037 sq ft and set within one of Lilliput's most premier avenues, within favoured Lilliput and Baden Powell school catchments.

Recently remodelled and renovated to a high standard, this well-appointed family home is laid out over three floors and is accessed via electronically operated gates offering a high degree of privacy and entry to a substantial south facing plot with parking for multiple vehicles.

At the front of the house is a grand entrance porch leading to a spacious and welcoming entrance hall. The hall is large and bright with all principal rooms leading off.

A real feature of this home is the open plan kitchen/lifestyle space, with defined kitchen, dining and relaxation areas which overlook the substantial south facing rear garden. There is also a feature wood burner with reclaimed brick surround. Large picture windows and French doors lead to a patio terrace and decked area - perfect for al fresco dining.

The high quality Neptune kitchen has been designed with functional living in mind and offers a central feature island, Rangemaster cooker and extensive range of cupboards with integrated appliances. A separate utility room with side door gives access to an external shower.

A spacious front sitting room with gas fire offers a multifunctional space and can be used as a perfect relaxation area or separate entertainment room/playroom for growing families.

Rising to the first floor, a delightful spacious master suite offers ample fitted wardrobes, a feature bay roll top bath, luxury shower room and private balcony overlooking the rear garden. There are three additional double bedrooms on this level served by a luxury family bathroom.

The second floor with feature lightwell offers three further double bedrooms and two luxury bath/shower rooms.

The property has been beautifully presented throughout in tasteful Farrow & Ball paints and includes custom made Danish windows and doors, solid timber skirting boards and wood work with top of the range engineered oak flooring including underfloor heating.

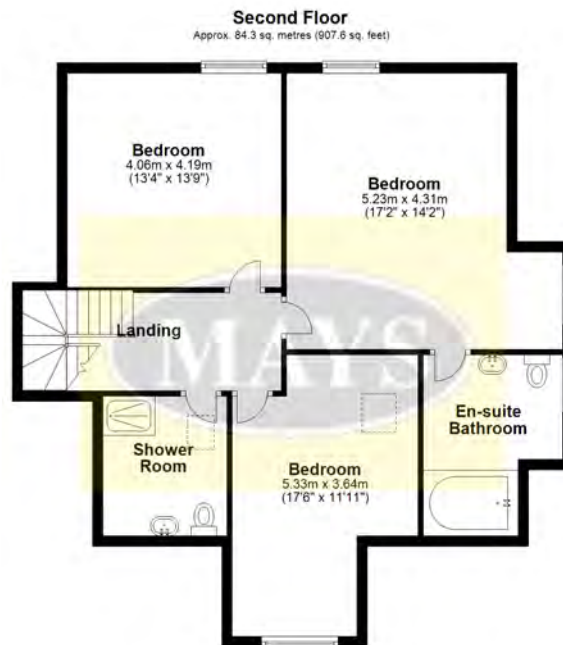
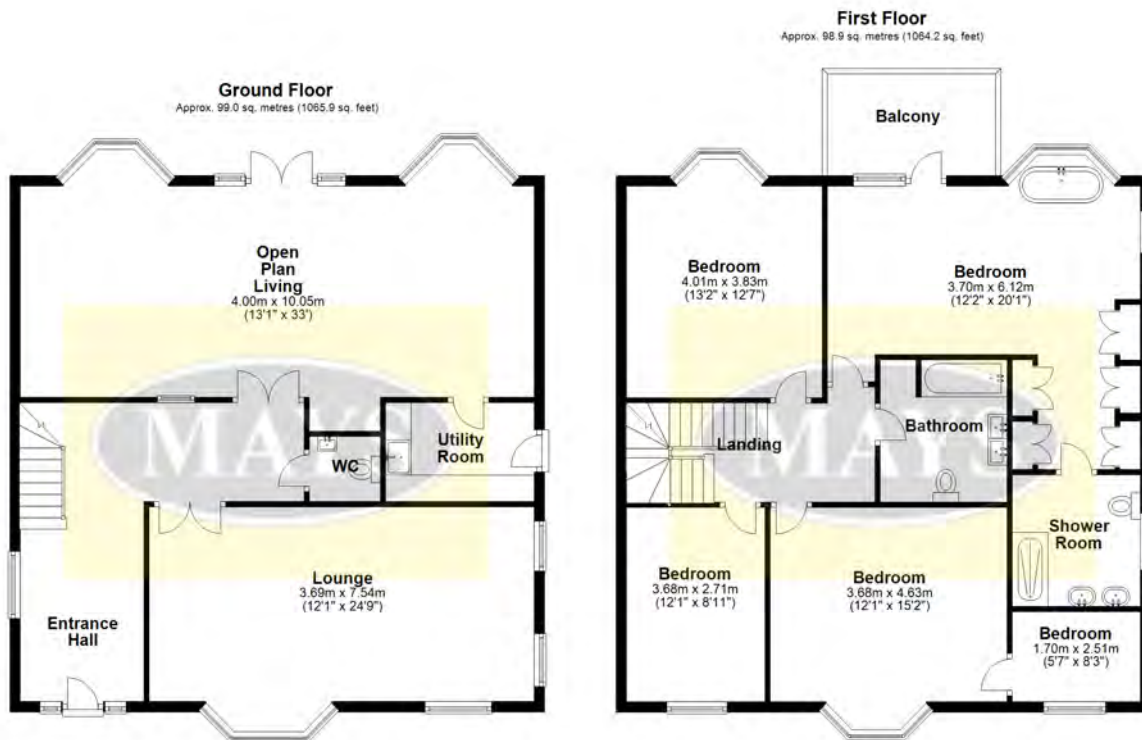
Externally the property enjoys a generous plot of approximately 1/3rd of an acre, a large front drive allowing parking for several vehicles, raised vegetable garden, summer house, outside shower, CCTV and an extensive storage shed.

In summary, a fantastic home within walking distance to the shops at Lilliput and Salterns Marina.

Council Tax Band G

VIEWING HIGHLY RECOMMENDED.

- Extending to approximately 3,037 sq ft
- Prestigious Lilliput Avenue
- In close proximity to Lilliput shops and Salterns Marina
- Substantial south facing plot
- Seven bedrooms and four luxury bathrooms
- Fantastic kitchen/lifestyle space
- Spacious front lounge reception
- Remodelled and renovated to a high standard
- Water softener system
- Lilliput & Baden Powell school catchment



Total area: approx. 282.2 sq. metres (3037.7 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 areas 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		82	88

England, Scotland & Wales

EU Directive 2002/91/EC

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