

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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8 BROWNSA VIEW AVENUE, POOLE, DORSET ,
BH14 8LQ



£1,250,000

Luxury 5 bedroom home, 4 bath / shower rooms

Formal living room

Separate study

Kitchen / breakfast room

Utility room

South-facing level rear garden

Oversized garage

Lilliput and Baden Powell school catchments

Council band H: £3693.88

Freehold

[Click here for virtual tour](#)

ABOUT THIS PROPERTY

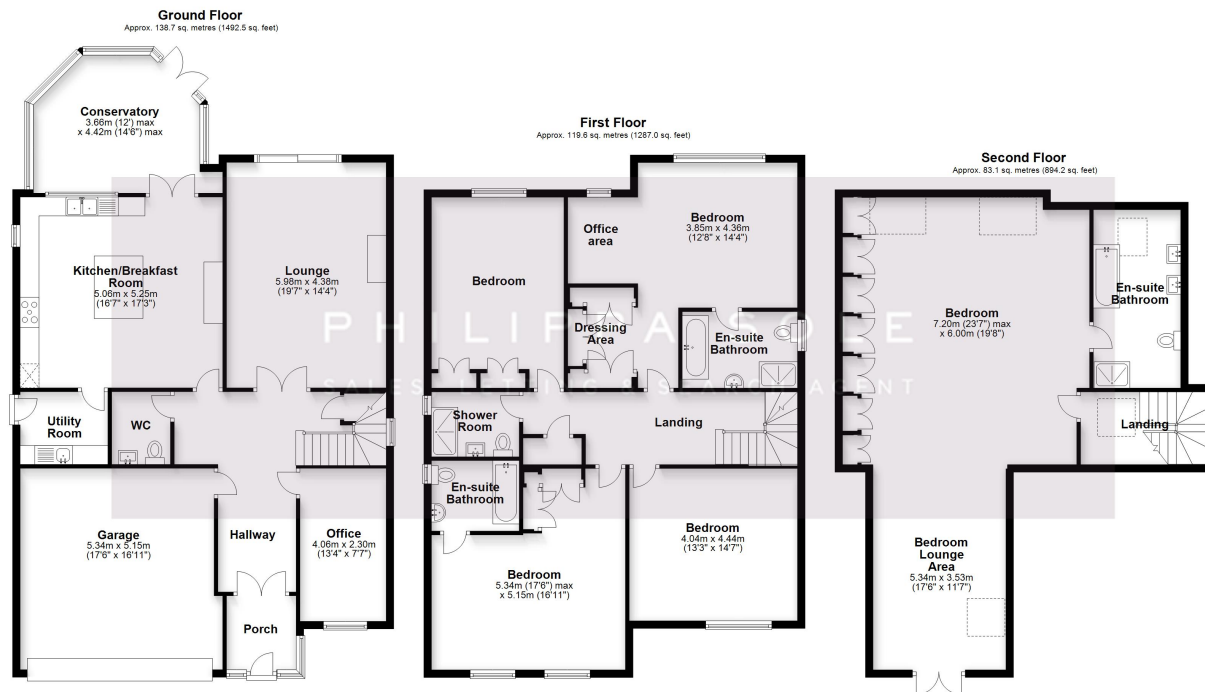
A beautifully presented 5 double bedroom detached family home, offering spacious accommodation over three floors. Large kitchen / breakfast room, utility room, living room, study and conservatory. Located on a level south-facing plot in the heart of Lilliput, just 440 feet from the local shops and cafés.

This stunning family home has been extended and remodelled over recent years. An impressive entrance lobby and hall greet you as you enter the house. Your eye is immediately drawn to the garden. The modern kitchen with stone worktops and feature centre island with breakfast bar boasts a range of integral appliances and leads to a separate utility room. Beyond the kitchen is a conservatory that is currently used as a dining room. Adjacent to this is a large living room with fireplace and French doors leading to the garden. The second reception room is currently used as an office, whilst the integral garage (which is currently used as a gym) provides good additional storage space. The downstairs cloakroom has been beautifully refurbished. On the first floor are two large guest suites, one with a dressing room and en-suite shower room; the other with a bathroom. The guest bedrooms share the recently refitted shower room. The top floor is given over completely to the principle master suite, complete with a seating area and Juliet balcony. The modern bathroom features his and her sinks, free standing bath and walk-in shower room. Outside, the conservatory and living room both lead on to the secluded patio. The garden enjoys a southerly aspect. To the rear is a designated children's play area with swing treehouse and separate garden shed. The property has recently had a new driveway laid and has been externally refurbished, giving it a modern edge. This is further enhanced by the extensive external lighting.

LOCATION

Located in a poplar road just 440 metres from the shops at Lilliput with is range of restaurants, mini-markets and coffee shops and just 965 metres from Evening Hill. The property also falls within Lilliput and Baden Powell school catchments.





Total area: approx. 341.3 sq. metres (3673.7 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 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			
		73	78
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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