

Sherwood Avenue,  
Whitecliff, Poole BH14 8DJ

Guide Price £1,250,000 Freehold









## Property Summary

A stunning contemporary home with outstanding Harbour Views set on a highly sought after road a few moments' walk from Whitecliff Harbourside Park. Presented in first class order throughout, the property has been completely remodelled to an exacting standard and offers a well-considered and flexible arrangement of rooms.

## Key Features

- Galleried reception hallway
- Impressive open-plan kitchen, dining and living room
- Two further reception rooms
- Five double bedrooms & five bathrooms
- Utility room & separate Laundry Room
- Entertaining terrace with water views
- Generous south facing garden
- Large Summerhouse with power & light, positioned at the rear of the garden
- Off street parking for multiple vehicles
- Striking Harbour Views from upper floors







## About the property

The property has recently undergone a complete program of alteration, remodelling and improvement and now presents accommodation that could be ideal for families or purchasers wishing to accommodate guests or visiting family for extended stays.

On entering the property there is an impressive galleried hallway which acts as the core of the home. The feeling of space continues as you enter the kitchen, dining and lifestyle space which in turn opens to the outside entertaining terrace with water views. This room has been cleverly zoned to present three well defined areas. There is a further reception room on the entry level which acts as a formal living room.

A staircase with contemporary glass balustrade leads from the kitchen/lifestyle room to the third reception room which is currently in use as a games room and gym. With direct access to the garden, the third reception offers huge potential for a variety of uses, from a summer sitting room, teenage den or cinema room.

With five double bedrooms the requirements of most buyers are well matched and there are also five bathrooms to service these bedrooms. The principal bedroom suite is a particular feature of the upper floors. A cathedral style window provides the most stunning views of Poole harbour and the arrangement of the suite with a spacious dressing room rivals that of many 5-star hotels.

We particularly love the location of this house and our clients have certainly embraced the surroundings of the property by positioning windows and outside entertaining terraces to make the most of the views. The sun terrace is perfect for summer months and the generous south facing rear garden is ideal for families as it provides a safe and low maintenance environment. There is plentiful space for a hot tub and there is also a large Summerhouse, with power and light, positioned at the end of the garden.

A truly great house which ticks many boxes for purchasers wanting to embrace the best of Poole Harbour in a contemporary and versatile home.

Council Tax Band E

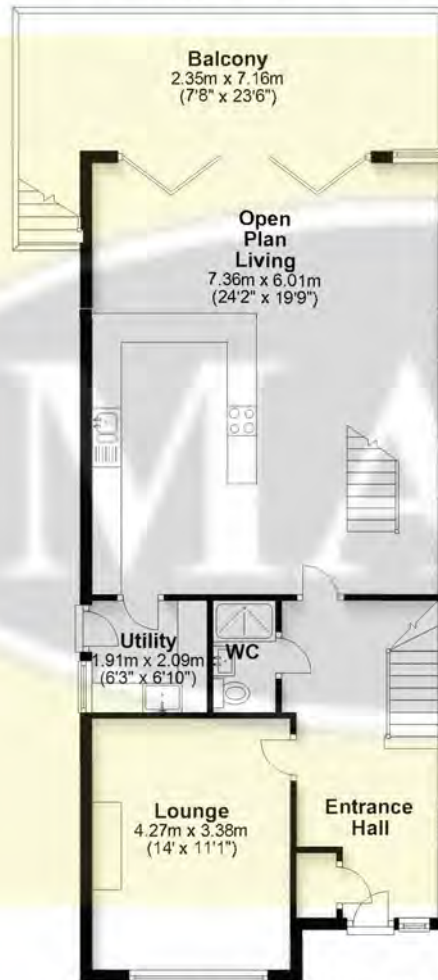
## About the Location

Conveniently situated within an easy stroll to Whitecliff Park, harbour side and local shops and amenities, Whitecliff offers excellent communications to the town centres of Poole and Bournemouth. Lilliput village is situated nearby, which is home to Salterns Marina and a variety of shops including a Tesco Express and Co-operative, a patisserie and restaurant and amenities, such as a chemist, off licence, doctor's surgery and Lilliput First School.

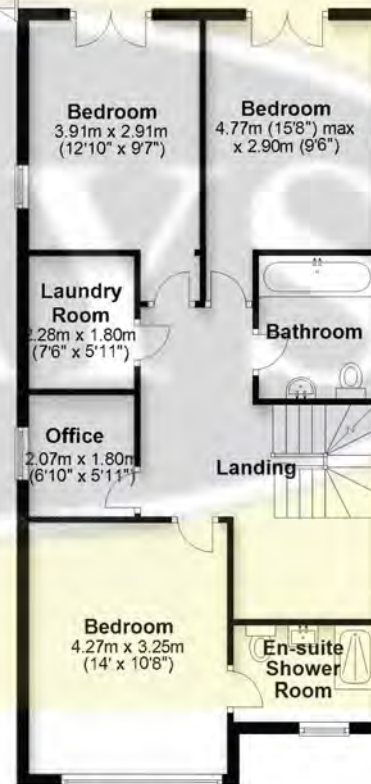
**Lower Ground Floor**  
Approx. 31.7 sq. metres (341.3 sq. feet)



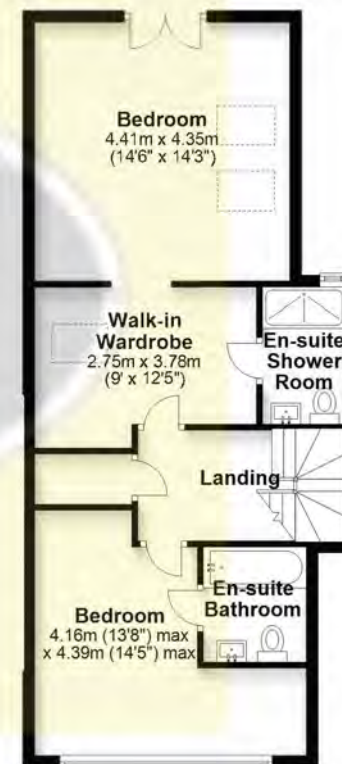
**Ground Floor**  
Main area: approx. 79.9 sq. metres (859.7 sq. feet)  
Plus balconies: approx. 19.5 sq. metres (198.8 sq. feet)



**First Floor**  
Approx. 73.2 sq. metres (788.4 sq. feet)



**Second Floor**  
Approx. 59.1 sq. metres (635.7 sq. feet)



**Main area: Approx. 243.9 sq. metres (2625.1 sq. feet)**  
Plus balconies: approx. 19.5 sq. metres (198.8 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.









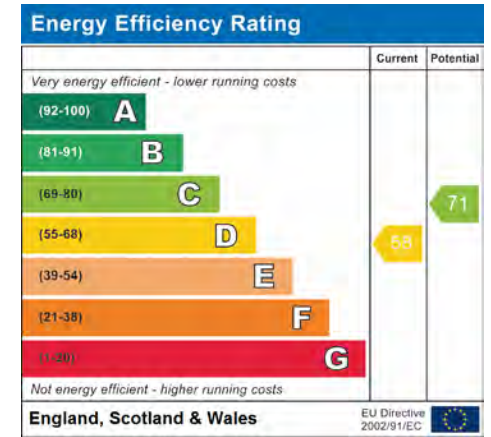
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We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.





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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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