

FOR SALE

6 Boulnois Avenue, Penn Hill,  
Poole, Dorset BH14 9NX



PHILIPPA SOLE



Offers in Excess of  
£800,000

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No forward chain

Three double bedroom family home

Large lounge/dining room

Family bathroom and separate  
shower room

South facing rear garden

Close to Penn Hill Village

Good school catchment

Garage & ample parking

Council Tax Band F - £2,958.57

Freehold

[Click here for virtual tour](#)

## About this property

A character, three double bedroom home with south facing garden. Conveniently positioned in close proximity to both Penn Hill and Canford Cliffs Village. Offered with no forward chain.

This character home is situated in the desirable Lower Parkstone area, just a short stroll from Penn Hill village and Canford Cliffs. The house was built circa 1930's and has a traditional feel, with exposed solid wood doors and delightful turned spindled stairs to the first floor, and yet redesigned to incorporate the needs of modern day living. The kitchen is extensively fitted with a range of floor and wall mounted units, various integrated appliances and highlighted by pelmet lighting. This leads effortlessly to the conservatory and level rear garden beyond. The spacious lounge/dining room, also enjoys direct garden access. To complete this level is a cloakroom/WC and plenty of storage.

The first floor provides three double bedrooms, both the principle and bedroom two have a full range of fitted furnishings. All three rooms are serviced by the shower room and separate, modern family bathroom.

The southerly aspect rear garden has been created with low maintenance in mind. Predominantly laid lawn, with a paved patio, perfect for sunbathing and entertaining. The garden is bound by panelled wooden fencing and provides a good degree of privacy. To the front of the property the brick paved driveway provides parking for approximately three vehicles and leads to the single garage which is accessed via an electric up-and-over door; there is also side access to the rear garden.

Subject to the relevant planning permission, there is scope to extend the property above the garage, creating more living space if required.

## Location

Situated a few minutes' walk from Penn Hill Village where there are some lovely local restaurants & bars including Isabelles, The Four, Jenkins and Nick the Fish, as well as the award-winning bakery, Mark Bennetts Patisserie. Branksome Chine Beach is approximately 1.5 miles away, accessed by foot down an off-road wooded chine walk where you'll access the 22-miles of acclaimed Blue Flag beaches spanning from Hengistbury head to Sandbanks. Branksome train station is within 0.5 miles of the property and offers a direct line into London Waterloo in approx 2 hours. Bournemouth and Poole town centres are also in close proximity, providing an even broader selection of high street shops.





GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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