

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



66 COMPTON AVENUE, POOLE, DORSET, BH14
8PY



ABOUT THIS PROPERTY

£1,495,000

Immaculate 5 bedroom, 4 bathroom home

Recently extended and decorated throughout

Open-plan living / dining room

Self-contained lifestyle studio / games room

Integral garage with utility area

Bespoke designed kitchen / breakfast room

Separate office / study

Backs directly onto Parkstone Golf Course

Council band F: £2,711.46

Freehold

An exceptionally well presented 5 bedroom family home, cleverly arranged over four floors providing versatile and spacious accommodation. The beautifully landscaped and secluded rear garden, designed by the present owner, backs directly on to Parkstone Golf Course. Located in a quiet road and within a short walk of the highly desirable Baden Powell School and the local shops at Lilliput offering everything for day to day living plus an award winning patisserie and superb Thai restaurant.

This modern home has been extended and redesigned by the present owners to a very high standard. The spacious entrance hall sits centrally to the accommodation providing ample storage. On this level, both the open-plan living/dining room and kitchen/breakfast room have direct access to the large raised terrace with elevated views over the garden and glimpses of the golf course. The bespoke designed kitchen has a charm about it with solid wood units complemented by granite worktops, integrated appliances and marble flooring. Also on this level is the study and integrated garage with a well-defined utility area. From here, double doors lead to a secluded patio and steps to the lower ground floor & self-contained lifestyle studio/games room with shower room; perfect for entertaining or the opportunity for added income of AirBnB. On the first floor, you are greeted by four good-sized double bedrooms. Bedroom two has a fitted walk-in dressing room and luxury en-suite shower room, plus an additional family bathroom. The Principle suite is found on the top floor and has a distinct feeling of grandeur, with an abundance of fitted wardrobes, storage to the eaves and sitting area. This room enjoys sole use of the beautifully appointed shower room. The most impressive aspect of the property is from the rear, where the large decked terrace overlooks the landscaped garden. Incorporating dining, entertaining and play areas plus the addition of two garden sheds and a greenhouse all leading to and enjoying views over the golf course. The front of the property is accessed via both pedestrian and electric gates leading to ample off-road parking.

LOCATION

Located in the heart of Lilliput, the property backs directly onto the renowned Parkstone Golf Course. The villages at Canford Cliffs and Lilliput are under a mile away, both offering a range of restaurants and coffee shops. The highly regarded Salterns Marina is nearby and offers excellent boating facilities. The famous Blue Flag beaches at Sandbanks are 1.5 miles away. The local train station at Parkstone offers a direct line into London Waterloo in under two hours.





GROSS INTERNAL AREA
 FLOOR 1: 517 sq ft, FLOOR 2: 1146 sq ft
 FLOOR 3: 1147 sq ft, FLOOR 4: 514 sq ft
 EXCLUDED AREAS: GARAGE: 251 sq ft
 REDUCED HEADROOM BELOW 1.5M: 114 sq ft
 TOTAL: 3323 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY
matterport

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		74	79
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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