



Anthony's Avenue,  
Lilliput, Poole, BH14 8JJ





# Anthony's Avenue, Lilliput, BH14 8JJ

## Asking Price £1,000,000

A rare opportunity to acquire this character 1930's detached 4 bedroom home, standing on an elevated position in the heart of Lilliput. Set approximately 80 ft from the road and enjoying a peaceful and private setting, with a wraparound south westerly garden, detached garage, and off road parking. Huge potential for extension/personalisation (subject to planning) with accommodation set over 2 floors to include 3 reception rooms, kitchen/breakfast room, garden room, ground floor shower room and 4 double bedrooms with a bathroom on the first floor. The property retains many character features to include, bay windows, picture rails, original leaded lite windows, stain glass landing window, column radiators, and enclosed wooden balustrade and banister. The gardens are a particular feature with a patio to the rear and large rhododendron bushes framing the back boundary, a further side garden and large front gardens add to the charm of the plot.

- 1930's 4 bedroom character detached home with huge potential for extension/personalisation (subject to planning)
- Set on an elevated position with a delightful outlook over gardens on the ground floor and treetops on the first floor
- Dual aspect sitting room with attractive bay window, central brick fireplace and door out to loggia giving access to the rear garden
- There is a separate dining room with a lovely bay window overlooking the rear patio
- Kitchen/breakfast room with a range of wooden units and fitted with oven, hob, extractor, dishwasher and fridge freezer. There is a door to the utility room with space and plumbing for washing machine and tumble dryer
- Garden room running the width of the property with door to the front of the property and access to the rear garden
- Ground floor modern shower room and first floor bathroom
- Main bedroom fitted with built in wardrobes and over bed storage units. This room is a very attractive dual aspect room with treetop views
- 3 further bedrooms
- Very clean and tidy throughout with all carpets, curtains and lights included in the sale
- Part boarded loft with pull down ladder, gas central heating, property alarm and good storage throughout
- Many character features typical of the age of the property
- Set on a good sized plot with a large garden to the front, further side garden and enclosed rear garden
- Detached garage with further off road parking
- Vendor suited with their forward purchase with a complete chain

Set in a highly desirable, and one of the area's prime locations, in Lilliput being within half a mile of Salterns Marina, Blue Lagoon, Parkstone Golf Club and the shops at Lilliput. Set within Lilliput First School and Baden Powell school catchments. Poole Town Centre, Poole Park and the beaches at Branksome and Sandbanks are all within a couple of miles, with Canford Cliffs Village and Ashley Cross within a mile and a half. Various pleasant walks through chines or along the harbourside lead to the superb beaches that the area is famous for all between 1.5 and 2 miles away. London 100 miles. Southampton 35 miles. Bournemouth airport 9 miles. Bournemouth Town Centre 3.5 miles. Poole Town Centre 2.5 miles. Mainline Railway Station less than a mile at Ashley Cross.

EPC: E

Council Tax Band: G



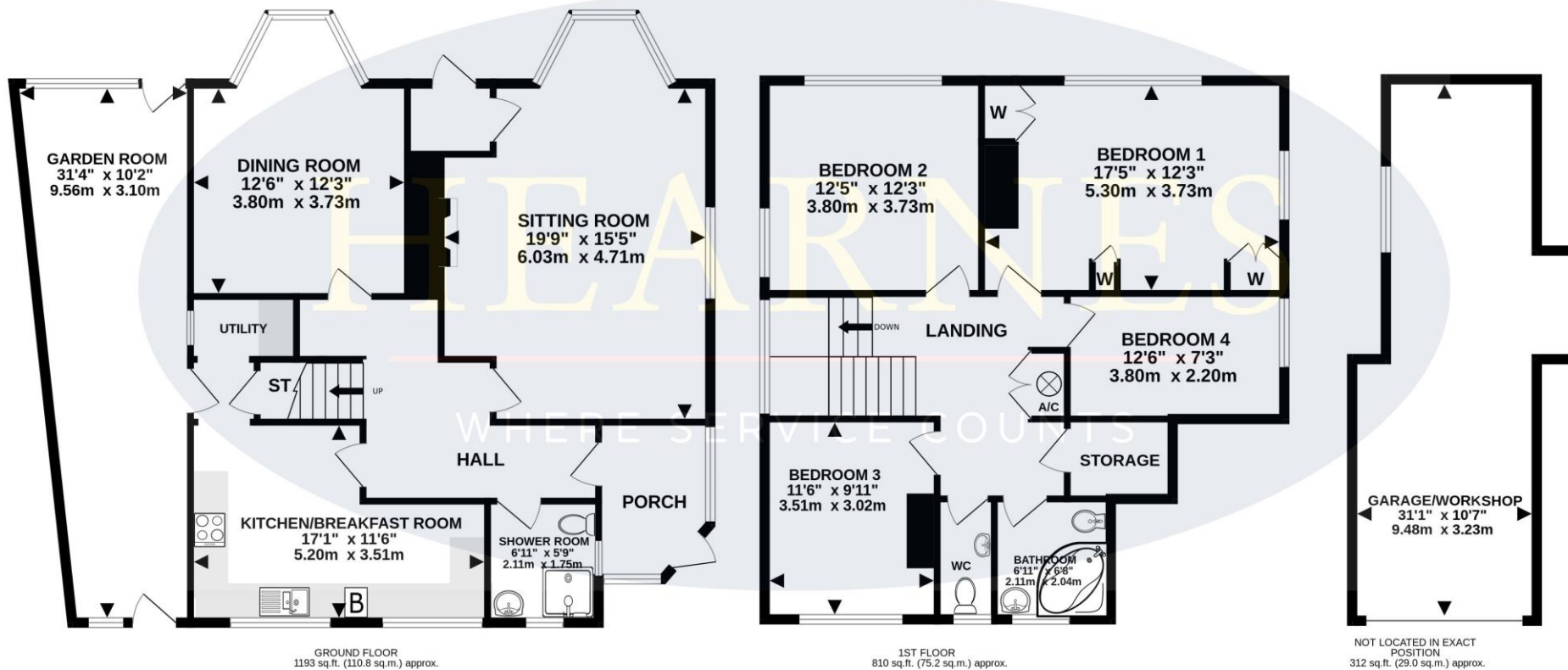




TOTAL FLOOR AREA : 2315 sq.ft. (215.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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