

FOR SALE

21 Anthonys Avenue, Lilliput,  
Poole, Dorset BH14 8JQ



PHILIPPA SOLE



£1,100,000

4 Double bedrooms

Open-plan kitchen / dining / day room

2 additional receptions

Separate utility room

Close to all transport links

Vendor suited

Lilliput & Baden Powell school catchments

Low maintenance rear garden

Band F £3102.30 2024/5 rate

Freehold

## About this property

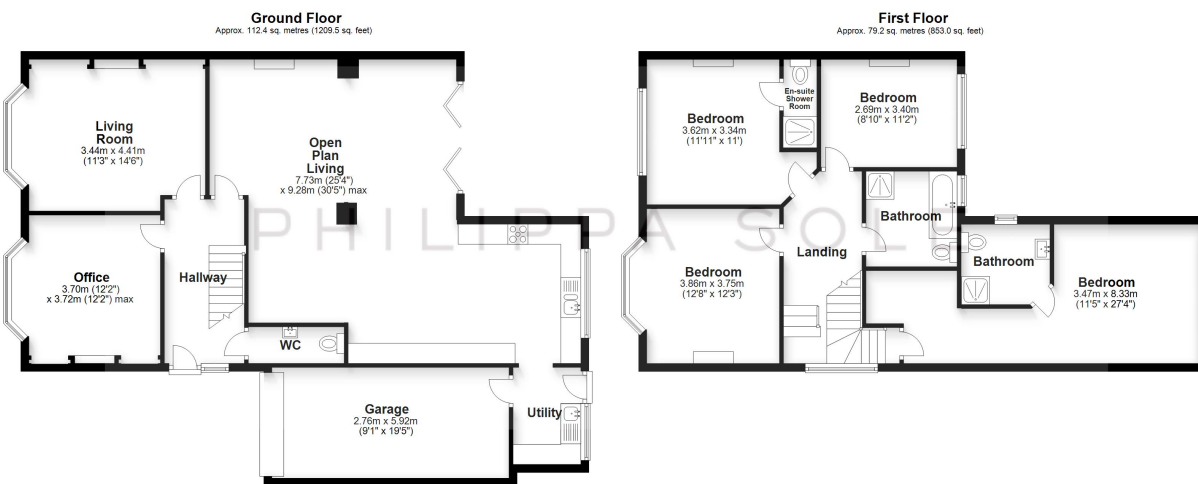
This stunning family home, thoughtfully extended and updated in 2007, combines timeless elegance with modern features to create an inviting and versatile living space perfect for family life. Spacious interiors, an open-plan kitchen with bi-fold doors to a sunny garden, and multiple reception rooms offer flexibility and comfort, blending classic charm with contemporary convenience throughout.

This beautifully extended and modernised family home blends traditional charm with contemporary conveniences to create a spacious and adaptable living space ideal for family life. With four double bedrooms on the first floor and the flexibility of a fifth bedroom or home office on the ground floor, this home offers both versatility and ample accommodation. The kitchen, dining day room serves as the heart of the home, with bi-fold doors that open directly onto timber decking, leading out to the sunny garden. This open-plan space is thoughtfully zoned for easy living and entertaining, featuring a full range of cabinetry and integrated appliances, all enhanced by under-cabinet lighting and underfloor heating. Adjacent to this central space, a separate utility room provides space for a washer-dryer, with convenient access to the garden and integral garage. On the ground floor, two additional reception rooms offer versatility for various uses, and a cloakroom adds to the practicality of this level. The turned spindle staircase, accented by a stunning stained glass window, leads to the first floor where the principal suite awaits. This private retreat includes a walk-through dressing area, an en-suite shower room, and lovely garden views. Three additional double bedrooms provide comfortable accommodations; one features its own fully tiled shower room, while the other two share a family bathroom. The garden is bordered by panel fencing and includes steps leading to lawned area. Thoughtfully landscaped with railway sleepers framing flower beds and vegetable patches, the outdoor space offers a good area for entertaining. Additional features of the home include a full rewire in 2007 and underfloor heating on the ground floor, in the principal en-suite, and in the family bathroom, ensuring modern comfort throughout. This property combines classic design with contemporary upgrades, offering an inviting and functional home for today's family.

## Location

Located in a highly sought-after location close to Lilliput's charming shops, Poole Harbour, and the prestigious Parkstone Golf Course. It's perfectly positioned near a range of entertainment and sporting facilities, with Ashley Cross and its vibrant village green, pubs, cafes, and restaurants just a short distance away. In the other direction, miles of golden sandy beaches are just minutes away, ideal for relaxation or adventurous water sports around the harbour, with several marinas along the coast adding to the lifestyle appeal. This home is in the catchment of the highly regarded Lilliput and Baden Powell schools, making it ideal for growing families. For those commuting or traveling, London is accessible in under two hours by train, adding convenience to this prestigious coastal lifestyle.





Total area: approx. 191.6 sq. metres (2062.5 sq. feet)  
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 Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	70	81
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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