

Twemlow Avenue, Lower Parkstone BH14 8AN

Guide Price £925,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

Privately nestled on one of the area's most desirable avenues, this delightful three-bedroom, two-bathroom residence offers timeless charm, generous proportions, and direct access to the stunning Poole Park.

## Key Features

- Three double bedrooms & two modern bathrooms
- Elegant reception rooms with garden views
- Quality shaker-style kitchen with pantry & garden access
- Beautifully landscaped gardens with sun terrace and lawn
- Garden room/gym and store
- Private garage, gravel driveway & mature frontage
- Prime location backing onto Poole Park
- Within favoured local school catchment







## About the Property

Set well back from the road behind mature hedgerow, the property is approached via a gravel driveway and beautifully manicured front garden, offering a wonderful sense of privacy and seclusion. Inside, the spacious entrance hall sets the tone for the elegant accommodation that follows.

To the front of the property, a formal dining room and a light-filled lounge—connected via French doors—create a versatile and inviting space, ideal for entertaining or relaxing with views over the garden. At the rear, a well-appointed shaker-style kitchen boasts a mix of integrated and free-standing appliances, a walk-in pantry, and French doors opening directly onto the raised patio sun terrace.

Upstairs, three generously sized double bedrooms are served by two stylish modern bathrooms, providing ample space for families or visiting guests.

One of the home's standout features is its beautifully landscaped rear garden, offering exceptional privacy and multiple areas for enjoyment. The raised sun terrace is ideal for al fresco dining, while the expansive lawn leads to a charming garden room—currently set up as a gym and garden store—perfect for a range of lifestyle needs. Backing directly onto the tranquil surroundings of Poole Park and occupying a spacious, level plot, this exceptional property offers a rare opportunity to secure a traditional family home in an unrivalled setting.

Early viewing is highly recommended to fully appreciate the lifestyle and location on offer.

Tenure : Freehold Council Tax Band : F



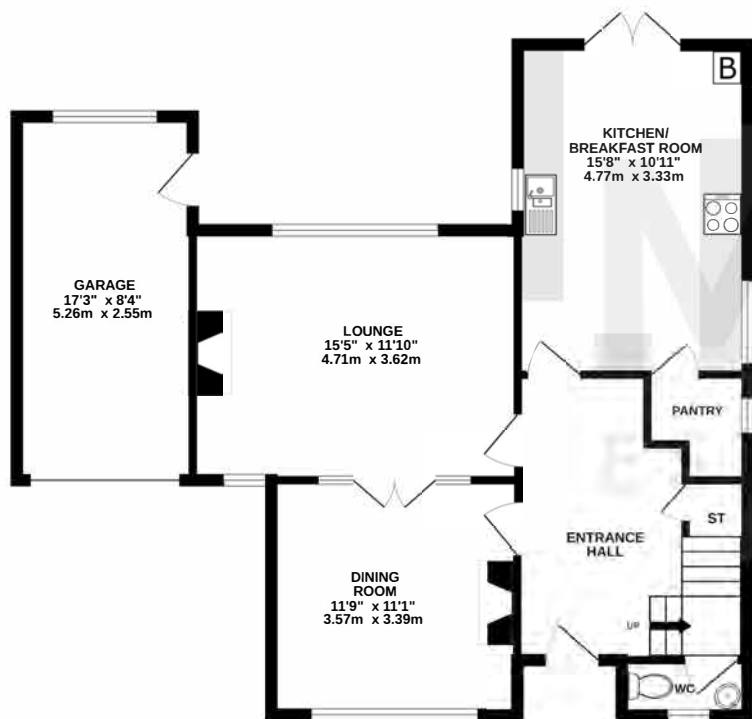


## INCLUDING OUTBUILDINGS

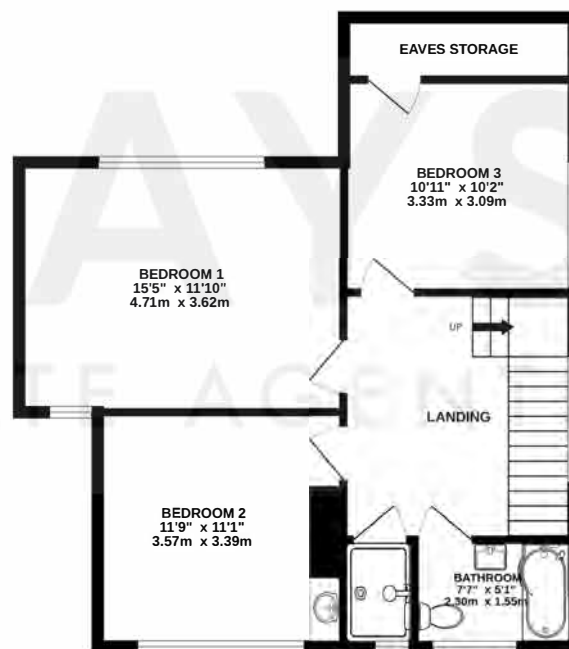
TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

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.

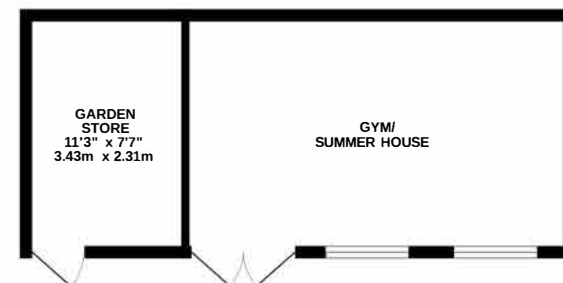
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GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



OUTBUILDINGS  
291 sq.ft. (27.0 sq.m.) approx.







### About the Location

Poole Park boasts a boating lake, café and waterfront restaurant and is home to all manner of migratory wading birds and waterfowl. The area is particularly popular with families, as it falls within the catchment areas of Lilliput First and Baden Powell middle schools and is within an easy walk of Poole town centre, Baiter Park and Whitecliff Park. Nearby Whitecliff offers a popular shopping parade with a convenience store, and the world-renowned Sandbanks peninsula is just a short drive away.

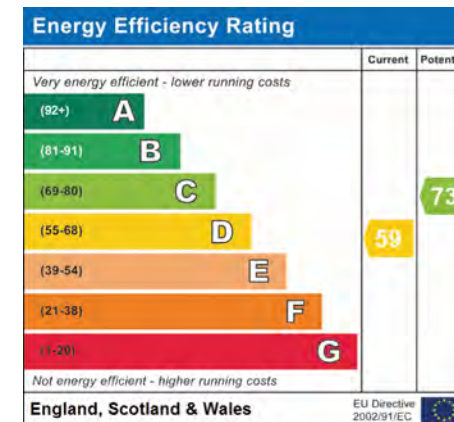
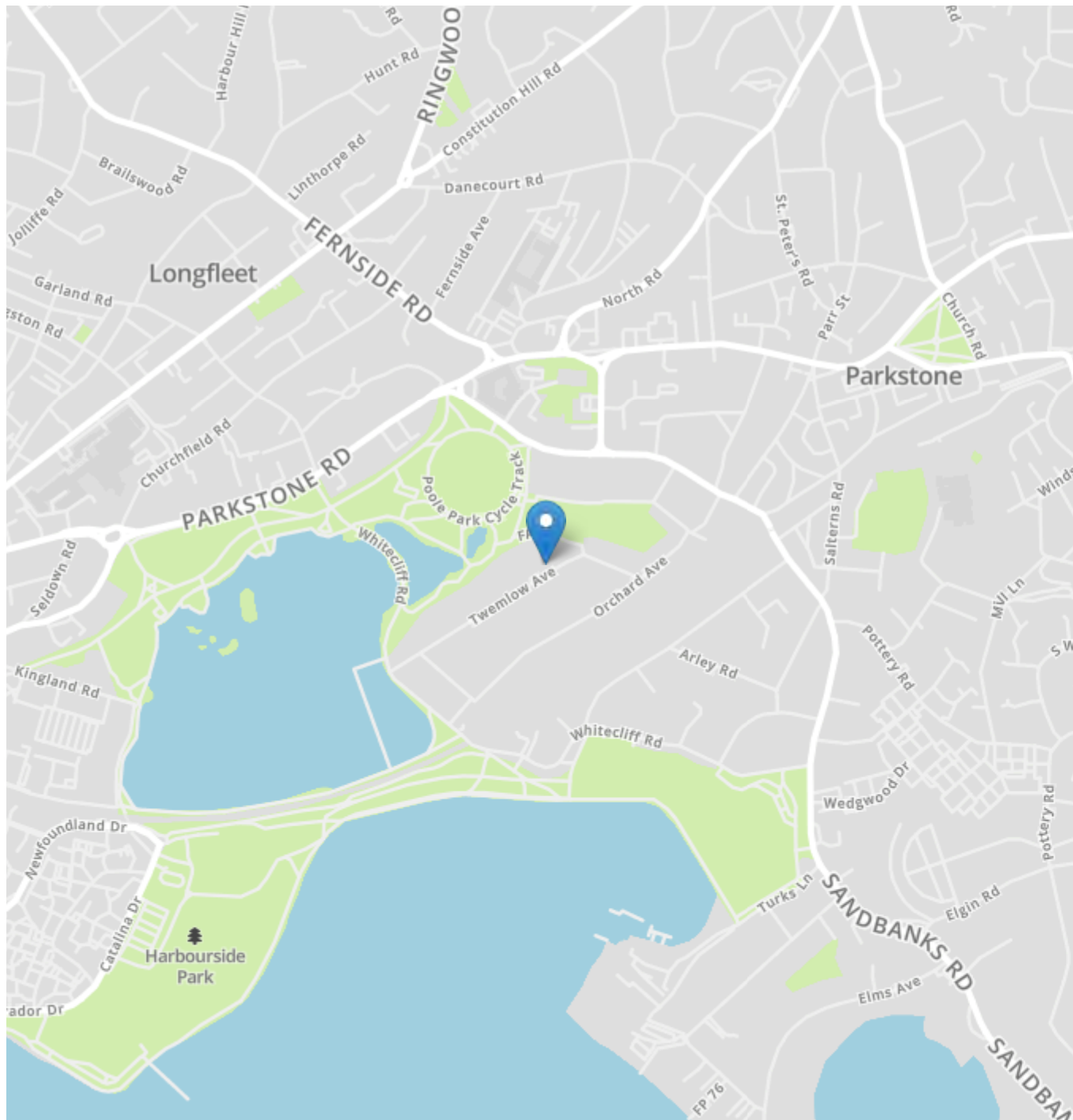


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 so long.



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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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