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LINKHOMES  
 ESTATE AGENTS



**9 Spur Hill Avenue, Poole, Dorset, BH14 9PH**  
**Guide Price £1,750,000**

**\*\* BOASTING OVER 3,700 SQUARE FEET OF LIVING ACCOMMODATION \*\* RECENTLY RENOVATED \*\* CHARMING AND TIMELESS EDWARDIAN HOME \*\* NO FORWARD CHAIN \*\*** Link Homes Estate Agents are delighted to present the opportunity to acquire this charming six bedroom, three bathroom, detached family home arranged over three floors and situated in the much desired area of Penn Hill, BH14. Bursting with character, having been tastefully extended and modernised and benefitting from an array of fine characterful features including six generously-sized bedrooms with bedroom one offering a stylish four-piece en-suite, fitted double wardrobes and stunning views of the large, private rear garden, an open-plan Shaker-style kitchen/dining room with bi-fold doors leading onto the fully-landscaped private rear garden, two further reception rooms both offering gorgeous working feature fireplaces, a separate utility room with space for appliances, a three-piece family bathroom suite on the first floor, a ground floor WC, an office on the second floor, a separate studio in the garden which offers power, professional sound-proofing and independent air conditioning, a single garage with a pitched roof, a resin driveway with parking for multiple vehicles and a manicured front lawn. This is a must-view to appreciate the wealth of living accommodation, the stunning original features throughout and the respected position this outstanding home has to offer. This is the epitome of luxury living!

Spur Hill Avenue is positioned just moments from Penn Hill and it's array of independent shops, bars and restaurants including Isabel's Brasserie, Jenkins and Sons, Bank & Mark Bennetts Patisserie to name a few. The property is positioned centrally between Branksome Park and Canford Cliffs, located just over a mile away from Whitecliff Harbourside Park and close to Parkstone Bay Marina. Just 5 minutes drive away from the famous Branksome Chine, Canford Cliffs and Sandbanks Beaches, Ashley Cross and it's array of local shops, restaurants and bars is only 10-15 minutes walk away. Amenities such as Lilliput Surgery, Lilliput Sailing Club, East Dorset Tennis Club and the prestigious Parkstone Golf Club are all close by. Local schools include Courthill School, Baden Powell Middle School, both of which are well-respected, and Bournemouth Collegiate Private School which is just 0.3 miles away. The property is located close to transport links with both Branksome and Parkstone Train Stations being within short walking distance, both offering a direct route to London Waterloo taking approximately 2 hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





#### Ground Floor

##### Entrance Porch

Smooth set ceiling, ceiling light, exposed brick, single glazed stained glass wooden door to the side aspect, power points, downstairs WC and herringbone tiled flooring.

##### Entrance Hallway

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, UPVC double glazed windows to the side aspect, wooden door to the side aspect with stained glass, column radiator, feature brick fireplace, cupboard with the consumer unit enclosed, understairs storage, power points, stairs to the first floor and laminate flooring.

##### Living Room

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect, single glazed stained glass window to the front and rear aspects, picture rails, two column radiators, gas feature fireplace, feature panelling, power points, television point and carpeted flooring.

##### Dining Room

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, picture rails, UPVC double glazed triple aspect windows to the front aspect, column radiator, feature fireplace, television point, power points and laminate flooring.

##### Kitchen

Smooth set ceiling with cornice coving, downlights, ceiling rose, ceiling light, smoke alarm, UPVC double glazed sash windows to the rear aspect, UPVC double glazed bi-fold doors to the rear aspect, UPVC double glazed bay windows to the rear aspect, wall and base fitted units, seven ring 'Smeg' gas hob with integrated oven, tiled splash back and stainless steel extractor fan, column radiator, double bowl butler sink with drainer and mixer tap, integrated dishwasher, Quartz worktops and splash back, power points, space for an American style fridge/freezer, power points and laminate flooring.  
Utility room - smooth set ceiling, UPVC double glazed sash window and single door to the side aspect, column radiator, power points, 'Valliant' boiler, air source heat pump and laminate flooring.

##### First Floor

##### Landing

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, picture rails, smoke alarm, UPVC double glazed sash window to the side aspect, carpet runner on the stairs, under stairs storage with sensor lighting, wooden balustrades, power points, column radiator, nest thermostat and carpeted flooring.

##### Bedroom One

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, UPVC double glazed bay window to the side aspect, UPVC double glazed sash windows to the rear aspect with bespoke fitted shutters, column radiator, four built-in double wardrobes, power points, en-suite and carpeted flooring.

##### En-Suite Bathroom

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, picture rails, UPVC double glazed sash windows to the rear aspect with bespoke fitted shutters, free standing bath, double enclosed waterfall shower with extra shower head, toilet, wall mounted sink with under storage, stainless steel radiator and laminate flooring.

##### Bedroom Two

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect with bespoke fitted shutters, UPVC double glazed window to the front and rear aspect with bespoke fitted shutters, column radiator, feature fireplace, power points and carpeted flooring.

##### Bedroom Three

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, UPVC double glazed sash bay windows to the front aspect, column radiator, feature fireplace, power points and carpeted flooring.

##### Bedroom Six

2.44m x 3.01m (8'0" x 9'11").



#### Bathroom

Smooth set ceiling with cornice coving, ceiling rose, ceiling light, two UPVC double glazed sash windows to the side aspects, panelled bath with overhead waterfall shower and extra shower head, part tiled walls, toilet, wall mounted sink with under storage, radiator and laminate flooring.

#### Second Floor

##### Landing

Smooth set ceiling, loft hatch, ceiling light, smoke alarm, double glazed Velux style window to the side aspect, UPVC double glazed window to the side aspect, eaves storage, column radiator, power points and carpeted flooring.

##### Bedroom Four

Smooth set ceiling, UPVC double glazed window to the front aspect, UPVC double glazed Velux style window to the side aspect, column radiator, power points, eaves storage and carpeted flooring.

##### Bedroom Five

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed Velux style window to the side aspect, longline column radiator, power points, UPVC double glazed window to the side aspect and carpeted flooring.

#### Bathroom

Smooth set ceiling, downlights, UPVC double glazed Velux style window to the rear aspect, panelled bath with extra shower head, single enclosed waterfall shower with extra shower head, pedestal sink, part tiled walls, toilet, column radiator, stainless steel heated towel rail and laminate flooring.

#### Office

2.76m x 2.85m (9'1" x 9'4")

#### Outside

##### Private Rear Garden

Sunny disposition, mainly laid to lawn with two large private patio areas, two outside taps, various external power points including the rear patio with a separate supply for a hot tub/swimming pool, mature plants, surrounding brick walls, steps, surrounding wooden fences, shrubbery, outside light and side gated access.

#### Studio

Soundproofed, smooth set ceiling, downlights, air conditioning, WI-FI connection, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the front aspect and carpeted flooring.

#### Garage

Pitched roof with wooden doors, lighting and concrete flooring.

#### Driveway & Front Garden

Outside light, resin driveway with parking for multiple cars, laid-to lawn, brick walls, wooden fences, a tree, outside tap, shingle boarder, side gated access and shrubbery.

#### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: G - Approximately £3,758.23

#### Stamp Duty

First Time Buyer: £123,750  
Moving Home: £123,750  
Additional Property: £211,250

