

Mistral, 11 Boulnois Avenue,
Penn Hill, Poole BH14 9NX



HEARNES

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Freehold Price £1,100,000

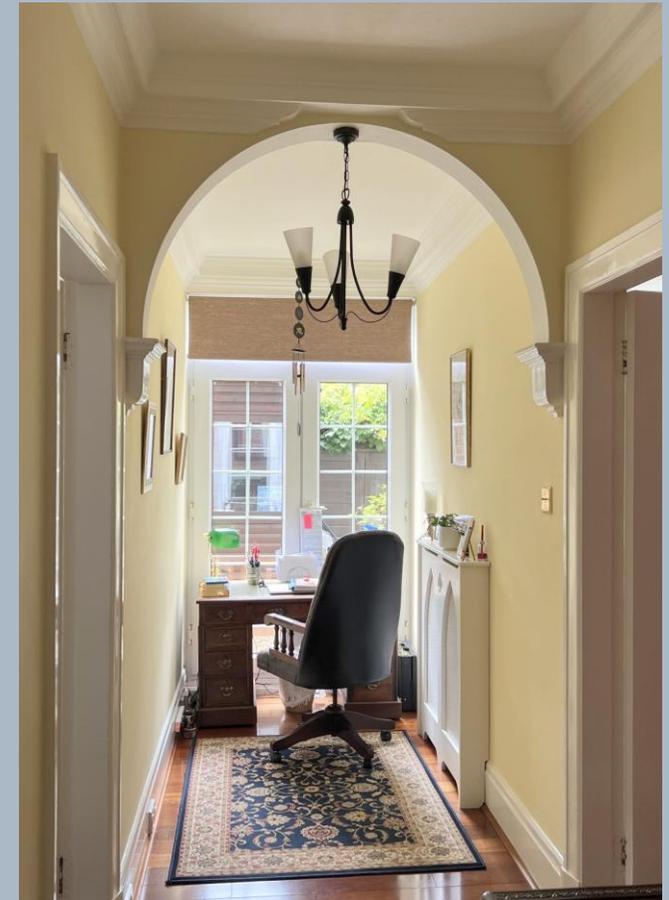
A substantial 1929 detached 6 bedroom, 3 bathroom family home, beautifully presented with many character features and high ceilings throughout. This lovely character property is set on a delightful corner plot which is fully enclosed by ornate timber fencing, electric gates and brick wall, with wraparound gardens. To the front is a generous set concrete pavior designed driveway providing extensive parking and turning space and leading to the large garage which has an electronic door and personal door to the utility room. The accommodation is well planned and offers excellent space for a family including a large fully fitted kitchen/breakfast room leading to an extremely useful snug/family room which has double glazed doors to the rear garden. Added benefits include gas central heating via radiators, double glazing, a fully insulated timber shed (ideal for an office) with power and lighting, summerhouse and further shed, security alarm system and water softener. There is a feeling of tranquility to the home which is light and airy and oozes charm. It is located in this sought after sylvan area just a few hundred yards from the shops and restaurants of Penn Hill. Viewing really is essential to fully appreciate all that is on offer.

- 6 bedroom 3 bathroom detached family home
- Charming 1929 character features
- High ceilings and large windows create an extremely spacious and bright feel
- Set over 3 floors with two cosy double bedrooms and shower room on the top floor
- Delightful corner plot with beautifully laid wraparound gardens and generous driveway
- Impressive entrance hall plus generous principal reception rooms, fully fitted kitchen/breakfast room with superb AGA, cosy snug/family room and utility room with useful door to garage
- Gas central heating and double glazing
- Lovely sylvan setting just a few hundred yards from Penn Hill shops, bars and restaurants
- Fitted wardrobes in 4 bedrooms and beautiful wooden flooring throughout much of the ground floor
- Large single garage with remote control electronic door and personal door to the utility room
- Three summerhouses/sheds included
- Ornate fireplaces in the lounge and dining room
- Substantial double height bays to the front and side elevations

The property is a few hundred yards from Penn Hill, and the popular Ashley Cross is approximately 1.5 miles away. Branksome Park provides a lovely walk through the Chine to Branksome Beach. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. In terms of schooling, the area is well-served by schools in both the public and private sectors. Also, within a mile are Parkstone Golf Course and Compton Acres.

COUNCIL TAX BAND: F

EPC RATE: D



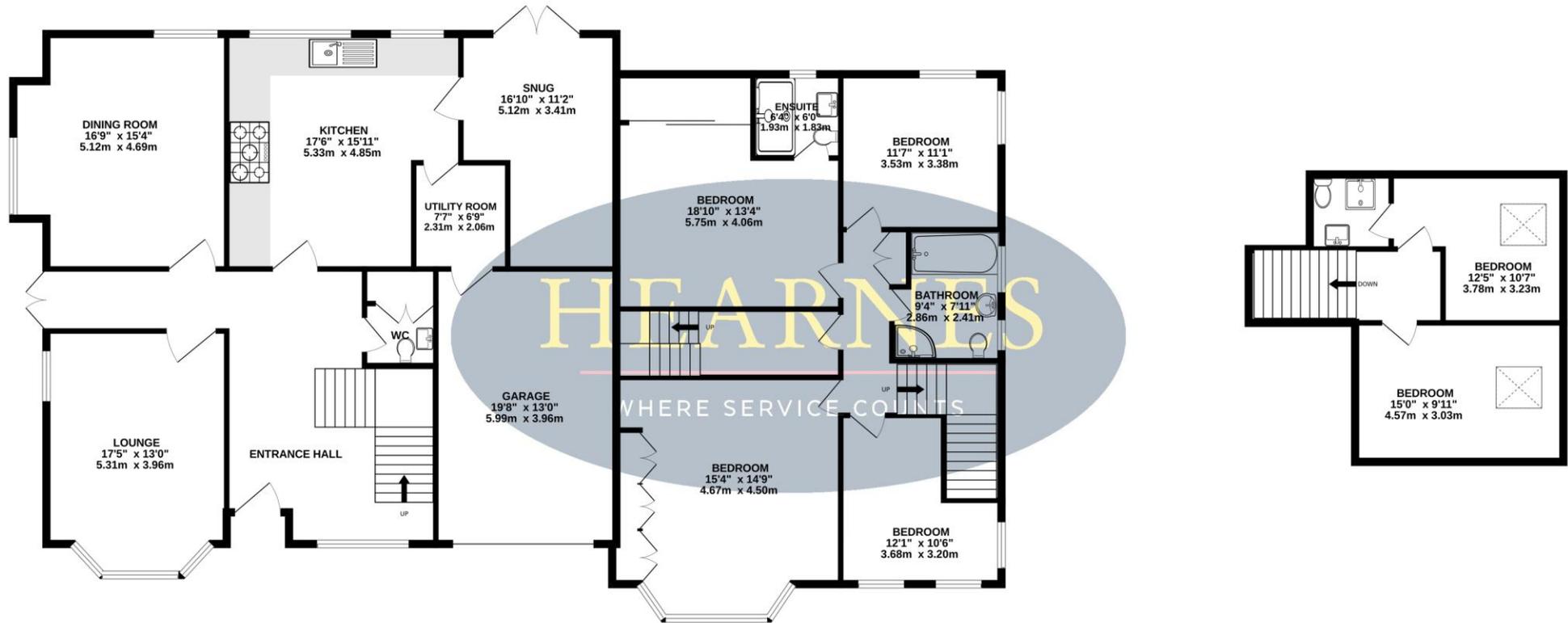




GROUND FLOOR
1527 sq.ft. (141.8 sq.m.) approx.

1ST FLOOR
1068 sq.ft. (99.2 sq.m.) approx.

2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 2961 sq.ft. (275.1 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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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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