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ROUGHWOOD, 14 BINGHAM AVENUE, POOLE, DORSET, BH14 8NE

£2,950,000

Rare opportunity to remodel/extend this 5 bedroom home

Secluded plot circa 0.9 acres

Historic planning consent for circa an 11,000 sq ft new build home

Backing onto Parkstone Golf Course

Built by renowned local builder, David Kingsbury in 1996

5 bedrooms, 4 bathrooms

4 Reception rooms

Far reaching views

Band H: £3357.92

Freehold

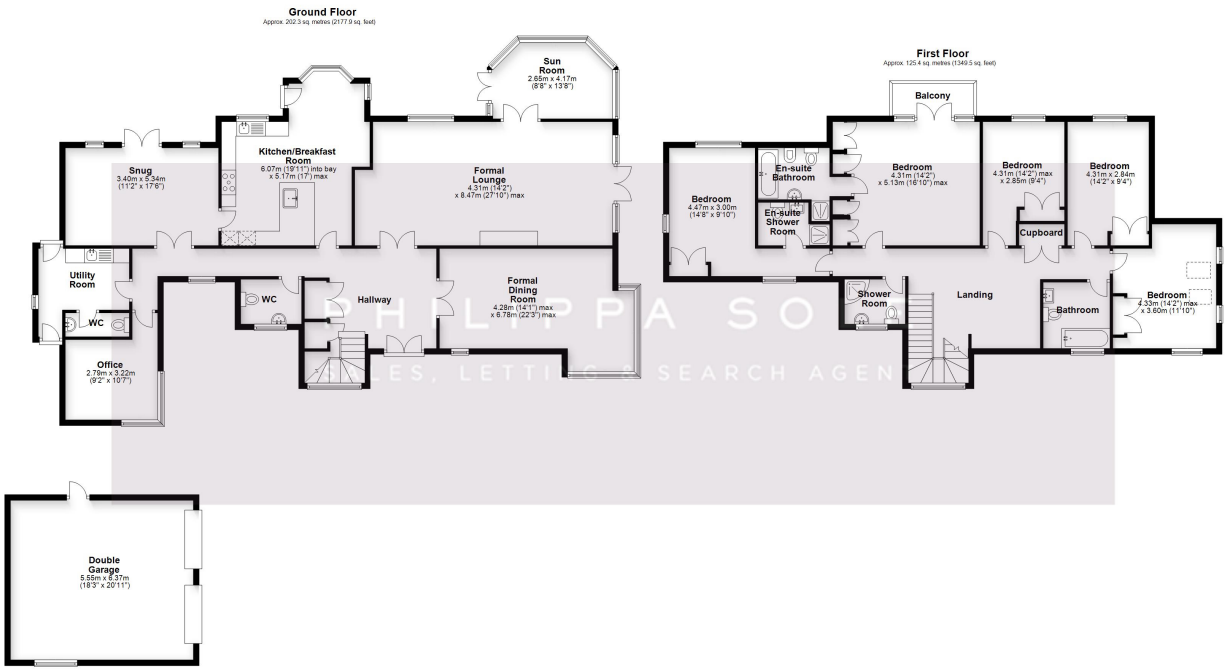
ABOUT THIS PROPERTY

A large entrance hall with a galleried landing greets you as you enter the property. Double doors lead to a large living room with a log burner and doors to the rear garden. From here, a conservatory overlooks the rear garden and enjoys far-reaching views of Parkstone Golf Course. The kitchen / breakfast room boasts a range of integral appliances complimented by granite and wooden worktops. Adjacent to the kitchen is a good sized family room/snug. The ground floor also features a formal dining room, study, utility room and gardener's cloakroom. On the first floor are 5 double bedrooms. The principle bedroom has its own balcony which overlooks the garden, affording beautiful views of the golf course and features an en-suite bathroom. Bedroom two also has its own en-suite, whilst the remaining bedrooms share the family bathroom and separate shower room. The property is approached via electric gates and leads to a double garage with electric up-and-over doors. To the rear of the property is a secluded patio area which benefits from the sun all day and is bounded by box hedging. An overhang on the ground floor provides welcome shade on hot days. To the side of the property is a log store and access is available around the side the property via a pathway. The plot extends to approximately 0.9 of an acre. The garden is well established and boasts stunning views over the 9th hole of the golf course.

As one of the last few remaining opportunities to acquire a plot of this size, the property presents various options to a potential purchaser; one could either remodel and extend the existing house or design and build their dream home. There is also the potential of subdividing the plot into two as number 14 represents one of the few remaining plots yet to be split in the road. The site has historic planning consent granted for approximately an 11,000 sq ft single dwelling, consisting of a 7 bedroom luxury home with an indoor pool. Planning application number APP/11/00036/F. Please note that since this application, one of the trees to the right of the boundary has been removed and the second tree to the right of the boundary is now in a significantly reduced tree protection zone area (plan available on request). For further information regarding plot severance, please refer to the Poole Local Plan: policy PP28, page 94.

LOCATION

Located in one of the area's most prestigious avenues, yet within 500m of Poole Harbour and within walking distance of the award-winning beaches at Sandbanks. Local shops, restaurants and bars can be found at Lilliput and Canford Cliffs. The train station at Branksome provides a direct line into London Waterloo in under 2 Hours.



Total area: approx. 327.7 sq. metres (3527.4 sq. feet)

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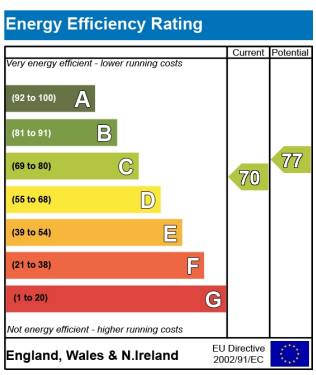
Plan produced using PlanUp.



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