

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



1 HAIG AVENUE, POOLE, DORSET, BH13 7AJ



## ABOUT THIS PROPERTY

£1,750,000

7 bedrooms

4 bathrooms, 3 ensembles

4 reception rooms

Hot tub & sauna

Cinema room

South facing garden

Dedicated external  
gym/home office

2 utility rooms

Council Tax Band H  
£3357.92

Freehold

A deceptive and versatile 7 bedroom home located on a secluded and private plot in one of Canford Cliffs most prestigious addresses. Some of this magnificent homes attributes include a spectacular galleried reception hall, dedicated cinema room, in addition to 3 reception rooms, two master suites, and stand-alone purpose-built gym, positioned on South facing level within walking distance of Canford Cliffs village.

The spectacular entrance hall encompassing the breathtaking triple height curved oak staircase, sets the scene for this impressive home. The accommodation is both spacious and extremely versatile spanning over three floors. The ground floor offers a choice of reception rooms, with a stunning formal lounge overlooking the landscaped gardens. The well fitted kitchen breakfast room includes a sociable central island and superb Italian kitchen with a range of integral appliances, as well as utility room. The three further reception rooms incorporate a ground floor office, formal dining room and a fully equipped cinema, with its own separate bar/kitchenette. On the first floor are five double bedrooms. The luxurious master suite, enjoys views over the rear garden, and boasts a beautiful ensuite bathroom, as well as a walk-in dressing room. The guest suite is equally as impressive with its vaulted ceiling, dressing room and ensuite with sunken bath. The impressive staircase continues to the third floor where there are two further double bedrooms, which both feature adjoining rooms that naturally lend themselves as dressing rooms/storage rooms, but could easily convert to additional bathrooms. If required the top floor could be a dedicated suite in its own right, with a kitchen, living room and bedroom with ensuite. Outside, the sunny rear south facing garden, is an ideal place to entertain with its extensive patio area, which in turn leads to a decked area incorporating a state-of-the-art hot tub and Nordic sauna. The stand-alone purpose-built gymnasium built by "Dreamcatcher" is a focal point in the garden, with bifold doors, integral sound system and heating. As an alternative to its current use, it would make an ideal home office. The house features a Lutron lighting, surround sound system, as well as an impressive gated entrance and block paviour driveway.

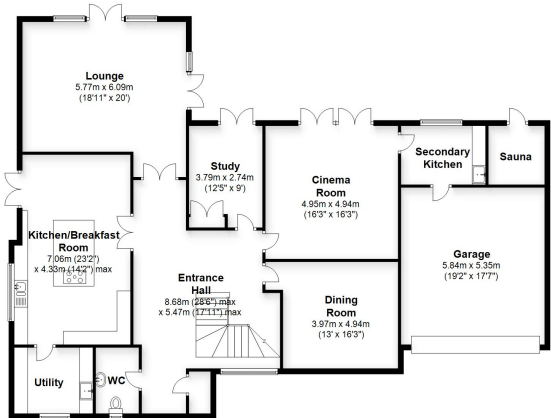
## LOCATION

Located in quite cul-de-sac within one of one of Canford Cliffs most desirable avenues, yet within walking distance of Canford Cliffs Village and its local beaches. The village itself offers a selection of restaurants cafes and bars. Lilliput, Ashley Cross and Westbourne are all within a mile. The local train station at Branksome offers a direct line into London Waterloo in under 2 hours.

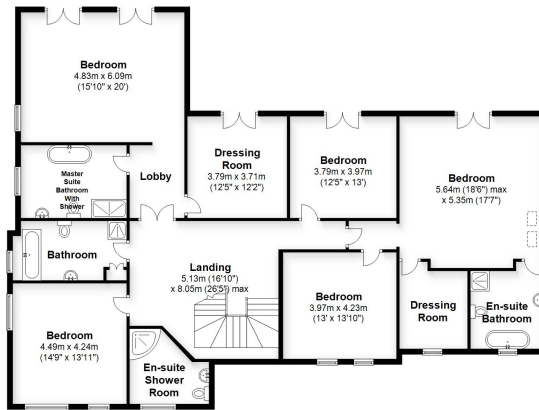




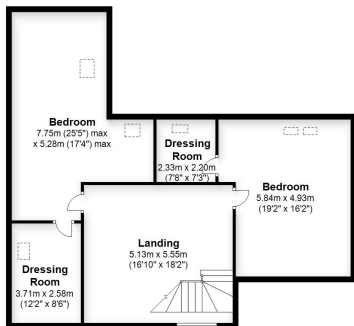
**Ground Floor**  
Approx. 207.4 sq. metres (2232.5 sq. feet)



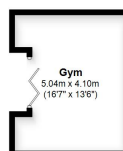
**First Floor**  
Approx. 210.0 sq. metres (2260.2 sq. feet)



**Second Floor**  
Approx. 102.5 sq. metres (1102.9 sq. feet)



**Gym**  
Approx. 19.0 sq. metres (204.7 sq. feet)



Total area: approx. 538.9 sq. metres (5800.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		80	83
EU Directive 2002/91/EC			

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