



Anthony's Avenue, Poole BH14 8JJ



Property Summary

We are delighted to present this stunning detached family home, perfectly positioned in the highly sought-after Lilliput Village. Designed with both comfort and style in mind, this beautifully appointed home offers generous living space, modern finishes, and an exceptional garden. This is an ideal rental opportunity for families seeking a premium property in a prestigious location.



Key Features

- Stunning detached family home
- Large kitchen/family room with dual-aspect bi-fold doors
- Generous rear garden
- Second reception room
- Five well-proportioned bedrooms
- Principal bedroom with en-suite bathroom
- Modern family bathroom
- Ample off-road parking
- Private garage
- Gas central heating



About the Property

Upon entering the property, you are greeted by a spacious and welcoming entrance hall that sets the tone throughout. The impressive kitchen/family room forms the heart of the property, boasting ample natural light and dual-aspect bi-fold doors that open onto a large, manicured rear garden. This superb outdoor space is laid to lawn with mature shrub borders, offering a peaceful setting and an excellent entertaining area. The ground floor also features a sizeable second reception room, perfect for relaxing, along with a guest toilet, a well-equipped utility room complete with white goods, and plentiful storage.

The first floor provides five well-proportioned bedrooms, including four generous doubles and a versatile single room ideal for use as fifth bedroom, study, or dressing room. The principal bedroom benefits from its own en-suite bathroom, while the remainder of the household is served by a modern family bathroom with a shower over the bath. Further benefits of this attractive home include ample off-road parking, a private garage, gas central heating, summer house in the garden and double glazing throughout. Offered part-furnished, this exceptional property must be viewed to be fully appreciated.

Council tax Band: D

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: none

Flood, erosion or coastal risk: none

Heating type and fuel: gas central heating

Water supply/sewerage details: mains

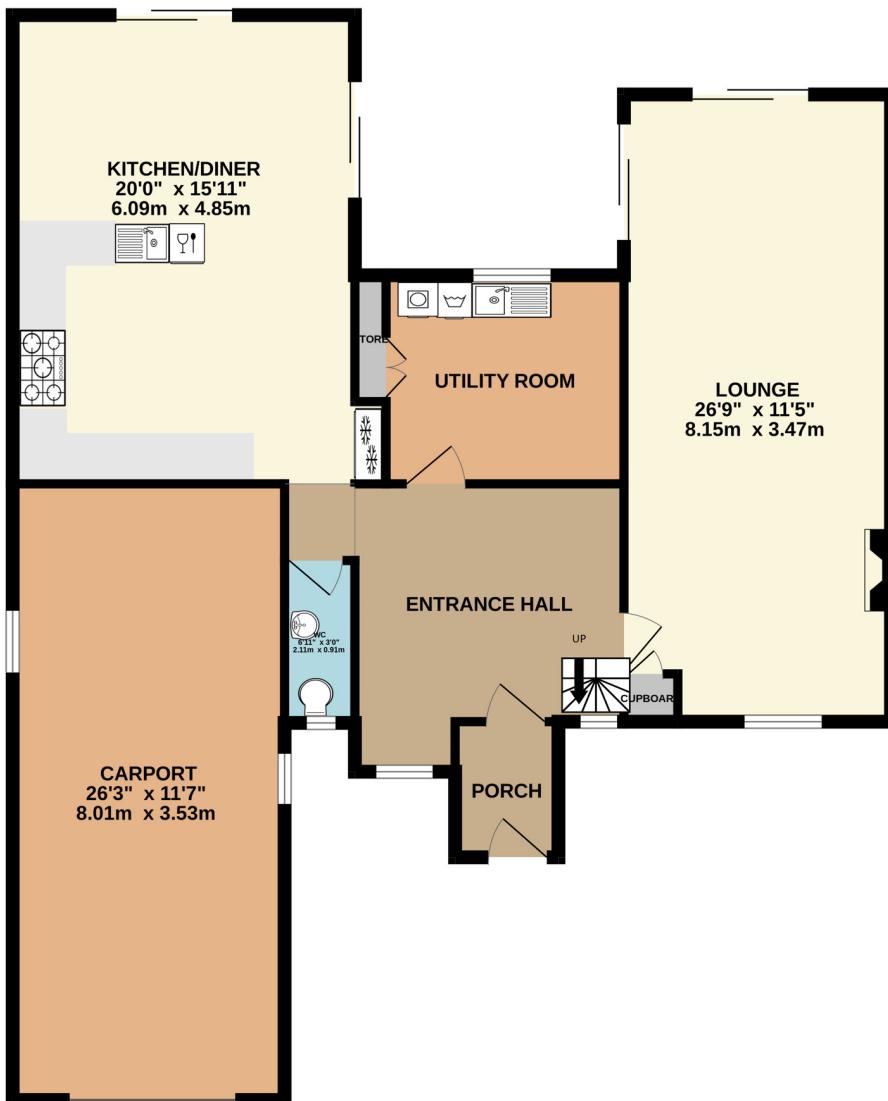
Planning proposals or local development that may affect the property: none

Floor level (if within a building): N/A

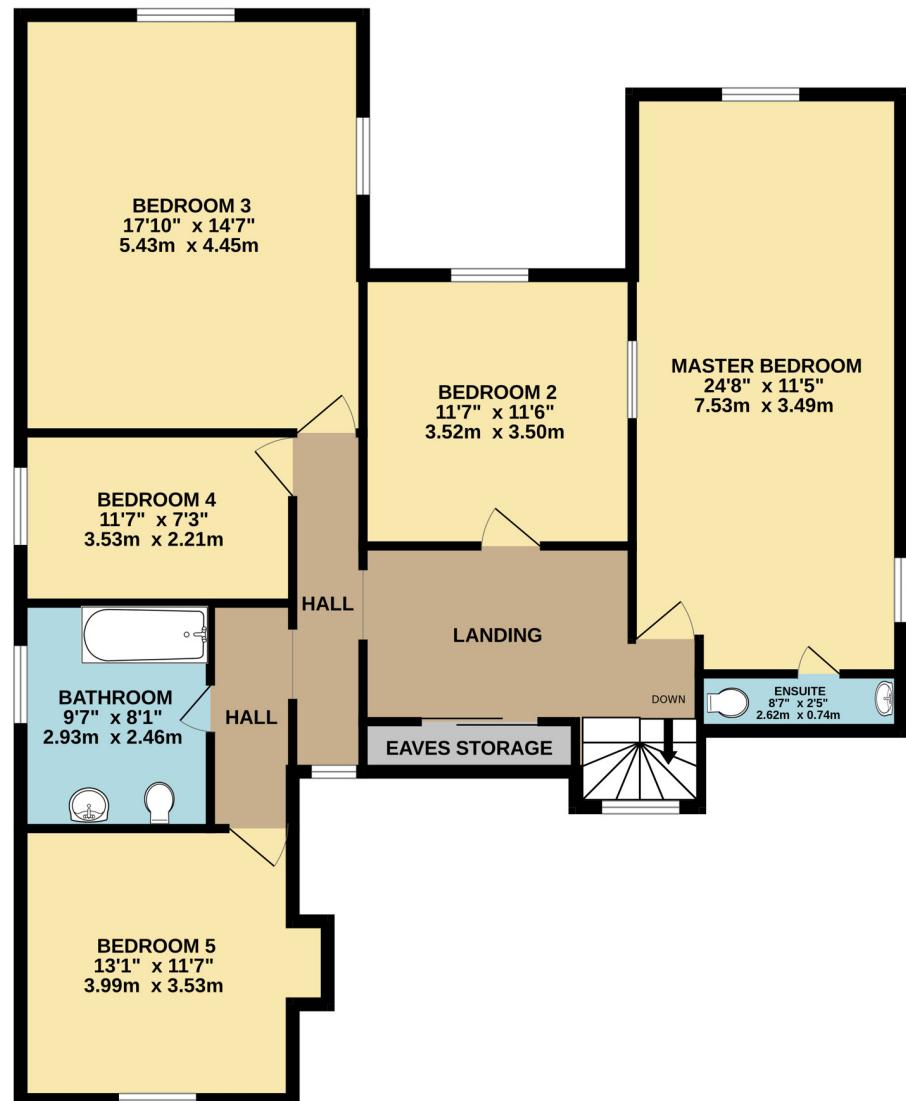
Unavailable for pets



GROUND FLOOR
1180 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA : 2384 sq.ft. (221.5 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.



About the Location

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

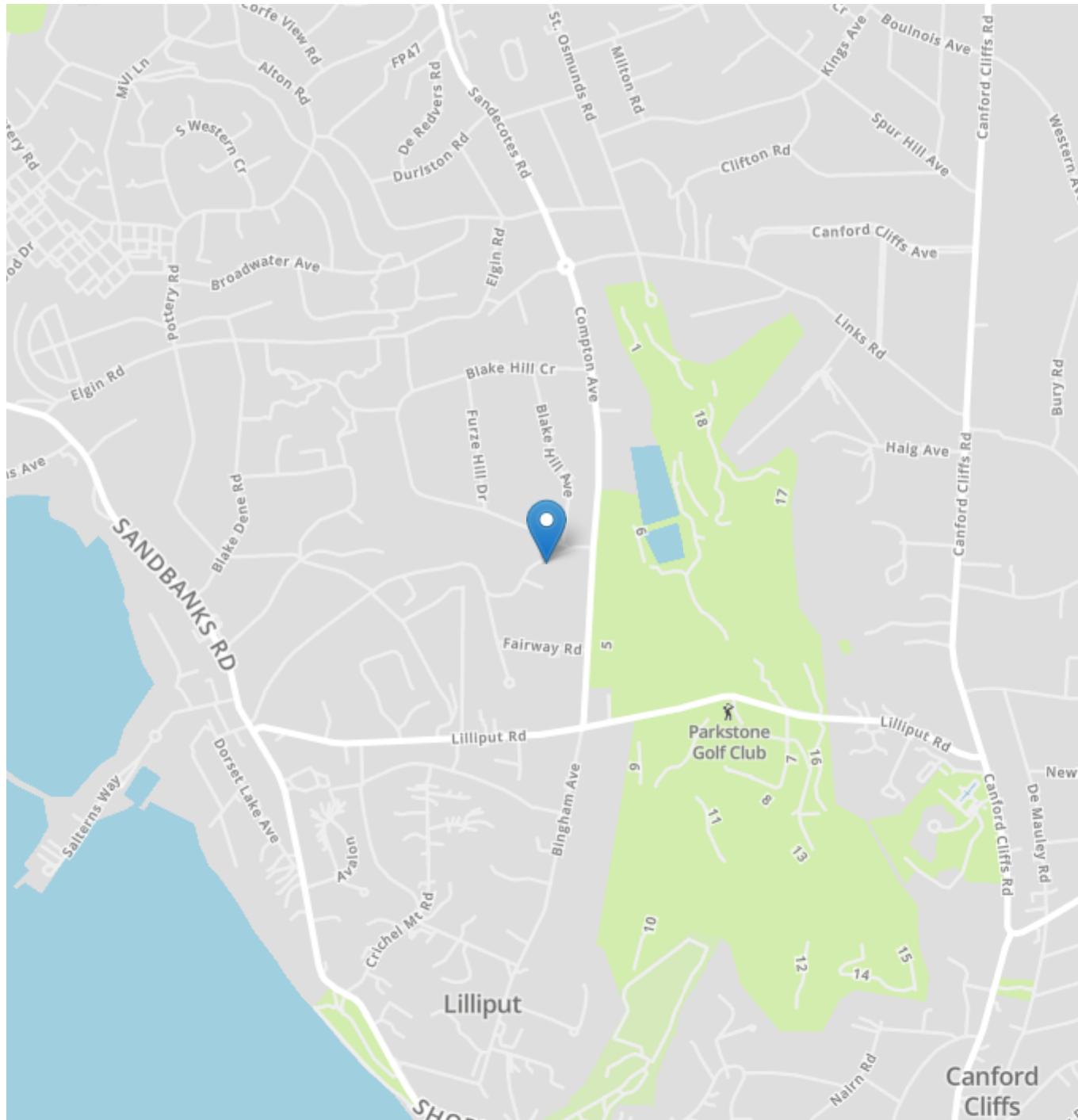


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Mays Estate Agents - LETTINGS

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