

FOR SALE

Eden House, 48 The Avenue,
Poole, Dorset BH13 6LL



PHILIPPA SOLE



Offers in Excess of
£3,650,000

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Edwardian Gentleman's Residence

Property more than 5000 sq ft

Constructed in 1904

More than 1/2 acre Landscaped
Grounds

Arts & Crafts Design

Two Garages

6 Bedrooms & 4 Receptions

In the Voysey Architectural Style

Freehold

[Click here for virtual tour](#)

About this property

A rare opportunity, for those who appreciate heritage and the very best, to acquire the stunning EDEN HOUSE, a period house of local importance just 500 yards from the beautiful Branksome Beach. A charming Arts & Crafts detached Edwardian Gentleman's Residence constructed in 1904, built in the Voysey Architectural Style.

Eden House delivers beautiful elegance, delight, simplicity and symmetry. It sits proudly on its plot, comfortably aside from neighbours and provides a well regarded presence within The Avenue. This house of local importance is laid out on a north/south, east/west axis with its entrance and sweeping in/out driveway classically facing towards the east. Its oriel and bow windows are lead capped as are the dormer windows to the east and west. Windows have conservation compliant double glazing (except curved glazed areas). Eden House also enjoys more than 1/2 acre of landscaped grounds and two lock up garages.

The entrance porch is of curved fret wood and tapered columns and leads into a grand well proportioned hall, from which feeds the drawing room, the dining room and the kitchen/breakfast room. The kitchen with its Aga provides reassuring warmth and cooking ease, and co-ordinates with an inviting breakfast area in the heart of the house.

All aspects of Eden House are generous; the room sizes, the ceiling height, the main staircase, the capture of natural light. The impressive main staircase leads up to the first floor landing past the original stained glass window that floods in light from the north. Located on the first floor is an exquisite and bright south facing main bedroom and luxury bathroom suite, also featuring a balcony that enjoys views overlooking the gardens. A further three double bedrooms, with the guest room benefiting from an en suite, and a family bathroom are situated on this level. The internal classic flow of rooms, on the ground and first floors, is added to by a discrete second floor self-contained suite of bedroom/sitting room/bathroom/kitchenette, that is accessed via a second back staircase.





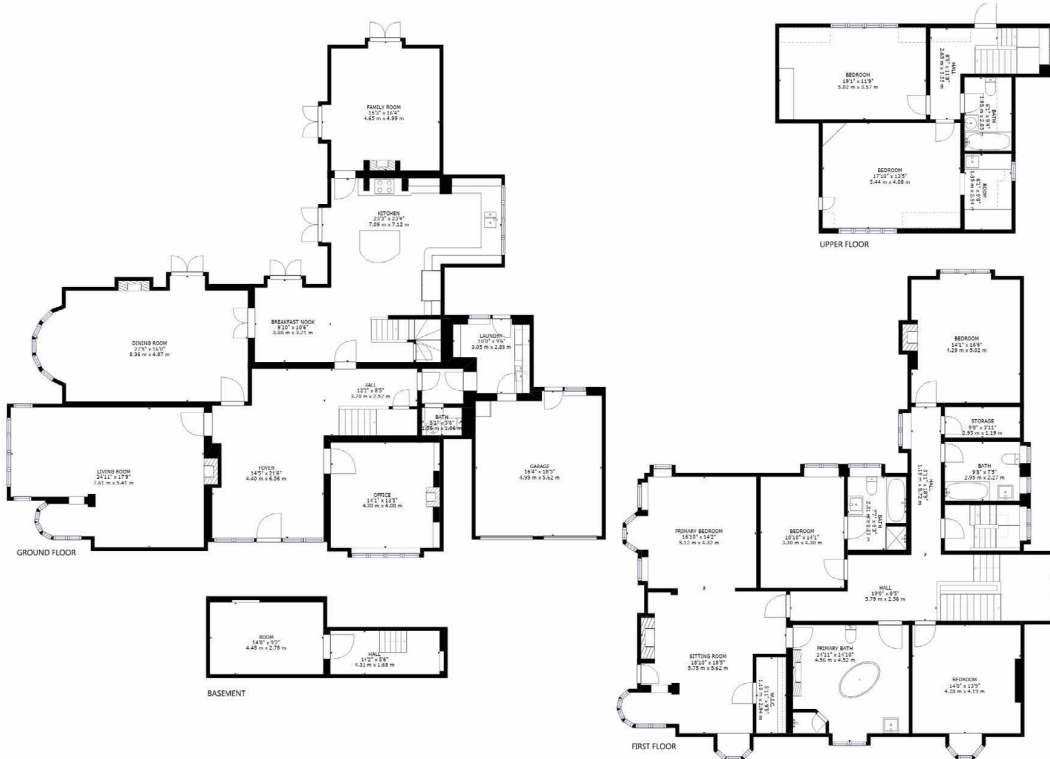
Additional Features

Within more than $\frac{1}{2}$ acre of beautifully landscaped private grounds the rear garden is spread over 'five distinct rooms' and has structure and form allowing perennials to present yearlong. The garden features local Purbeck stone and a New Forest holm oak summerhouse. The trees within and adjacent to the garden are under the Branksome Park conservation directive yet all are set well away from Eden House. The views out from inside the house are important in creating Eden House's presentation as a series of rooms and connected individual garden spaces. Visual links are emphasised by alignment of major features of interest such as the raised pond, the rill, paths/steps, and planted acer trees.

Location

Eden House is beautifully situated in one of the most desirable areas of the UK. Arts are an important aspect of the area's creativity and heritage and the area has a strong, developing arts scene. The Lighthouse, which is Poole's Centre for the Arts is the largest regional centre in the UK and home to the Bournemouth Symphony Orchestra. The 18 hole Championship golf course at Parkstone Golf Club is only a five minute drive. Eden House benefits from being 500 yards from Branksome Beach. The world famous Sandbanks Peninsula and Poole Harbour are nearby with sandy beaches, marinas, and yacht clubs as well as a whole host of water sports facilities. London Waterloo is accessible in less than 2 hours via the local train station at Branksome. Eden House places you in the heart of this sought after community.





GROSS INTERNAL AREA
 BASEMENT: 225 sq. ft, 21 m², GROUND FLOOR: 2370 sq. ft, 220 m²
 FIRST FLOOR: 2054 sq. ft, 191 m², UPPER FLOOR: 640 sq. ft, 59 m²
 TOTAL: 5,289 sq. ft.
 SUMMERHOUSE: 266 sq. ft, 24.7 m²
 GARAGE: 291 sq. ft, 27 m²
 GRAND TOTAL: 5,856 sq. ft, 540 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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