

Anthony's Avenue  
Lilliput  
Poole, BH14 8JH



A substantial six bedroom detached family home on a generous plot in a prime central Avenue, within Lilliput First School and Baden Powell Junior School catchment areas.

Offers In Excess Of £1,000,000











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## Situation & Description

Lilliput Village is located approximately half a mile from the award winning beaches at Sandbanks and is home to Salterns Marina and a variety of shops, including a Tesco Express and Co-operative petrol station, a Patisserie, Thai restaurant and take away, florists, off licence, surf and bike shops. There is also a doctor's surgery and chemist along with Lilliput First School.

Lilliput offers excellent communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London.

This generously proportioned property was built in 1937 and has subsequently undergone a substantial extension to create a large family home, offering versatile accommodation arranged over three floors. Upon entering the property, you are greeted by a reception hall with a built-in storage cupboard and an adjoining guest cloakroom.

The main living room enjoys an open fireplace and double doors to a study/family room. There is a separate formal dining room and a delightful conservatory opening onto the garden.

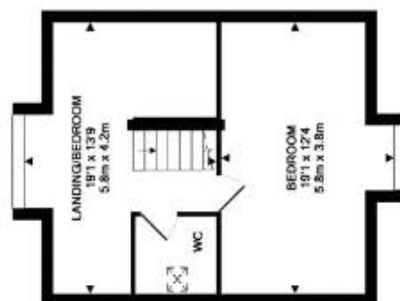
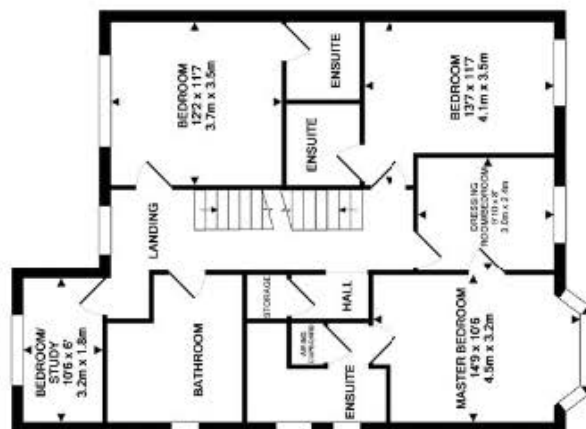
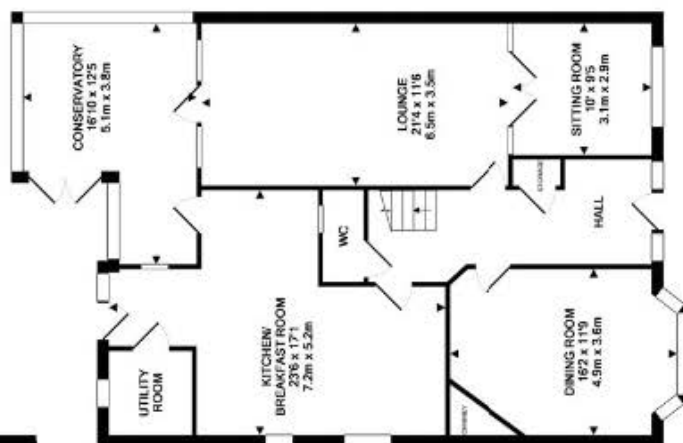
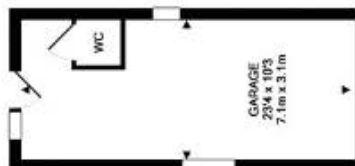
The kitchen breakfast room, with some integrated appliances, offers a comprehensive range of built-in character oak units, with space for table and chairs and benefits from an adjoining utility room.

On the first floor you have five bedrooms (one currently used as a dressing room), three en-suite shower rooms and a family bathroom. The second floor offers a large study landing, a separate bedroom and cloakroom.

There is a beautifully established and generous sized south east facing garden, with a patio terrace and two tiered lawns. The front carriage driveway provides ample parking and access to a 23'4 detached garage with WC.

- Substantial detached family home
- Versatile accommodation of approximately 2,799 sq ft
- Three reception rooms
- Delightful conservatory
- Kitchen/Breakfast room
- Utility room and two cloakrooms
- Six good sized bedrooms
- Three en-suite shower rooms
- Family bathroom
- Study landing
- Generous south east facing garden
- Carriage driveway
- 23'4 detached garage
- Gas central heating and double glazing

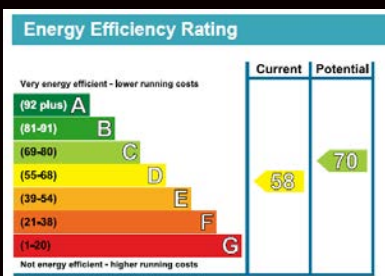












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**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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