

Orchard Avenue,
Poole Park
Poole, BH14 8AH



A rare opportunity to acquire a substantial four/five bedroom, detached character home in a highly sought after Avenue, backing directly onto Poole Park with stunning panoramic views across the boating lake, Poole Harbour and the Purbeck Hills beyond.

Guide price £995,000







Situation & Description

Orchard Avenue is in a unique and sought after location due to its proximity to Poole Park. The Park boasts a boating lake, café and waterfront restaurant and is home to all manner of migratory wading birds and water fowl.

The avenue is particularly popular with families as it falls within the catchment area of Lilliput First and Baden Powell schools and is within an easy walk of Poole Park, Baiter Park and Whitecliff Park.

Nearby Whitecliff offers a popular shopping parade with a convenience store and the world renowned Sandbanks peninsula is just a short drive away.

Spindrift was built in the 1920s and subsequently extended to create a well-proportioned family home, with principle rooms taking full advantage of the stunning south west facing views across Poole Park boating lake, the Harbour and Purbeck Hills beyond.

The accommodation offers scope for improvements and provides a flexible arrangement over three floors, extending to approximately 2,101 sq ft.

The property is approached via a front carriage driveway, providing parking for several vehicles. The original open porch leads to the main reception hall with built-in storage cupboards and an adjoining guest cloakroom.

The formal lounge has the original fireplace and a large bay window with views of the boating lake. From the lounge there are steps down to a large adjoining conservatory, opening directly onto the south west facing garden. There is a separate formal dining room with the original fireplace, a storage cupboard and large bay window with harbour views.

The kitchen/breakfast room is located at the front of the property, offering a comprehensive range of oak units, incorporating integrated appliances, an area for table and chairs and a side door providing direct garden access.

Stairs from the reception hall lead directly into a dual aspect study or potential fifth bedroom.

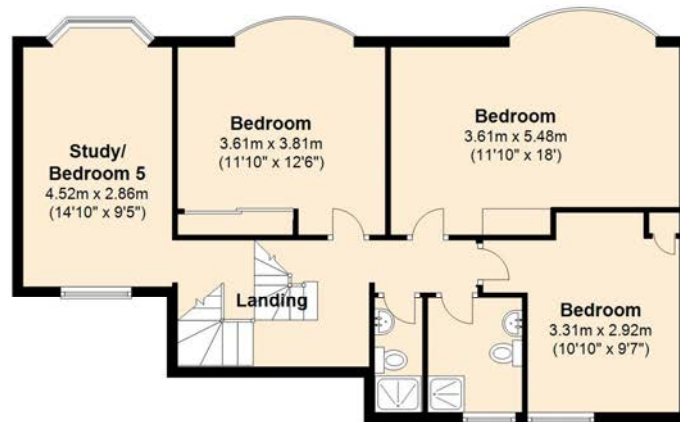
From the first floor landing there are three double bedrooms, two with large bay windows enjoying the surrounding views. There are also two shower rooms, one of which has been converted from the original bathroom. From the first floor landing, stairs lead to the fourth bedroom with three Velux windows providing far reaching views from Sandbanks peninsula to the Poole Park boating lake. A large under eave storage cupboard houses the boiler, water tanks and solar panel controls.

The generous and beautifully established south west facing rear garden backs directly onto Whitecliff Road, running alongside the boating lake. The rear access provides potential for further garaging/outbuildings as demonstrated by neighbouring properties, subject to the required planning consent. The front carriage driveway, with mature planted borders, gives access to a single integral garage.

- Stunning views across Poole Park boating lake and harbour
- Substantial detached character home
- Reception hall and guest cloakroom
- Two formal reception rooms
- Large south west facing conservatory
- Fitted kitchen/breakfast room
- Study/potential fifth bedroom
- Four double bedrooms
- Two shower rooms
- Beautifully established south west facing garden
- Carriage driveway and garage
- Solar panels

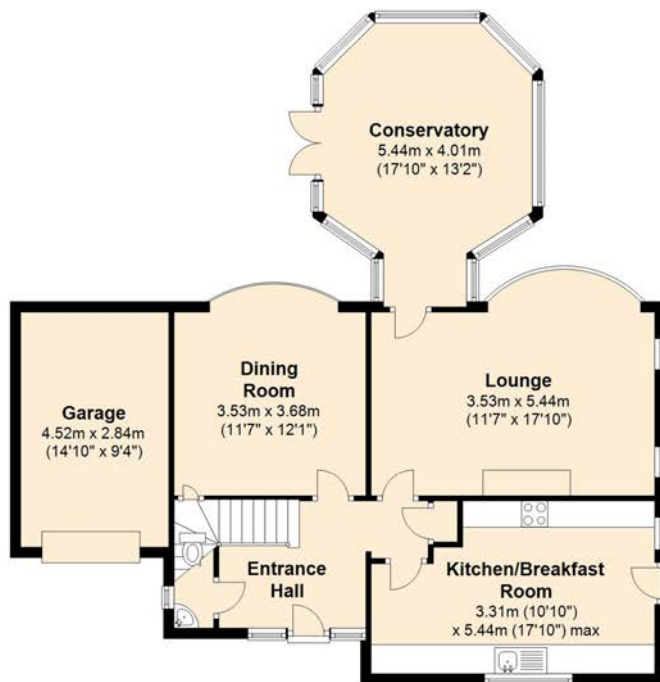
First Floor

Approx. 76.5 sq. metres (823.5 sq. feet)



Ground Floor

Approx. 92.1 sq. metres (991.8 sq. feet)



Second Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



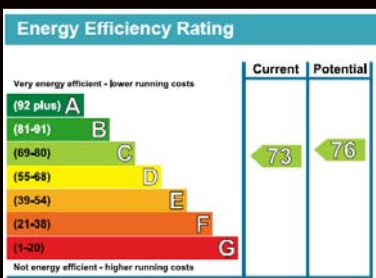
Total area: approx. 195.3 sq. metres (2101.7 sq. feet)

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Plan produced using PlanUp.







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