



37 Brownsea View Avenue, Lilliput, Poole BH14 8LG
£1,450,000 Freehold





A MODERN and SPACIOUS 4 bedroom detached property ideally located in a QUIET ROAD close to the amenities of Lilliput.

- MODERN FAMILY HOME
- LILLIPUT AND BADEN POWELL CATCHMENT
- CLOSE TO BEACH AND HARBOUR
- LARGE PLOT
- AMPPLE OFF ROAD PARKING & GARAGE
- VENDOR SUITED

Property Comprises

A charming detached residence situated moments from the water and the diverse Lilliput amenities. The property is only 15 years old and has been finished using extremely high quality materials and a brilliant attention to detail.

This substantial family home has been intelligently designed throughout with a superb flow, spanning across 2,500 + square feet of luxury accommodation. The property has been finished using extremely high quality materials and a brilliant attention to detail.

The ground floor boasts vast bright and airy space with a beautiful feature staircase within the grand entrance hallway. There is a well-appointed kitchen/diner that leads to the double integral garage with utility area. The main living room set to the rear of the house overlooks the mature and well landscaped garden. Additionally, there is an open plan dining area that bathes in the easterly morning sun. The study is also located off the open large entrance hall and offers views over the front gardens.

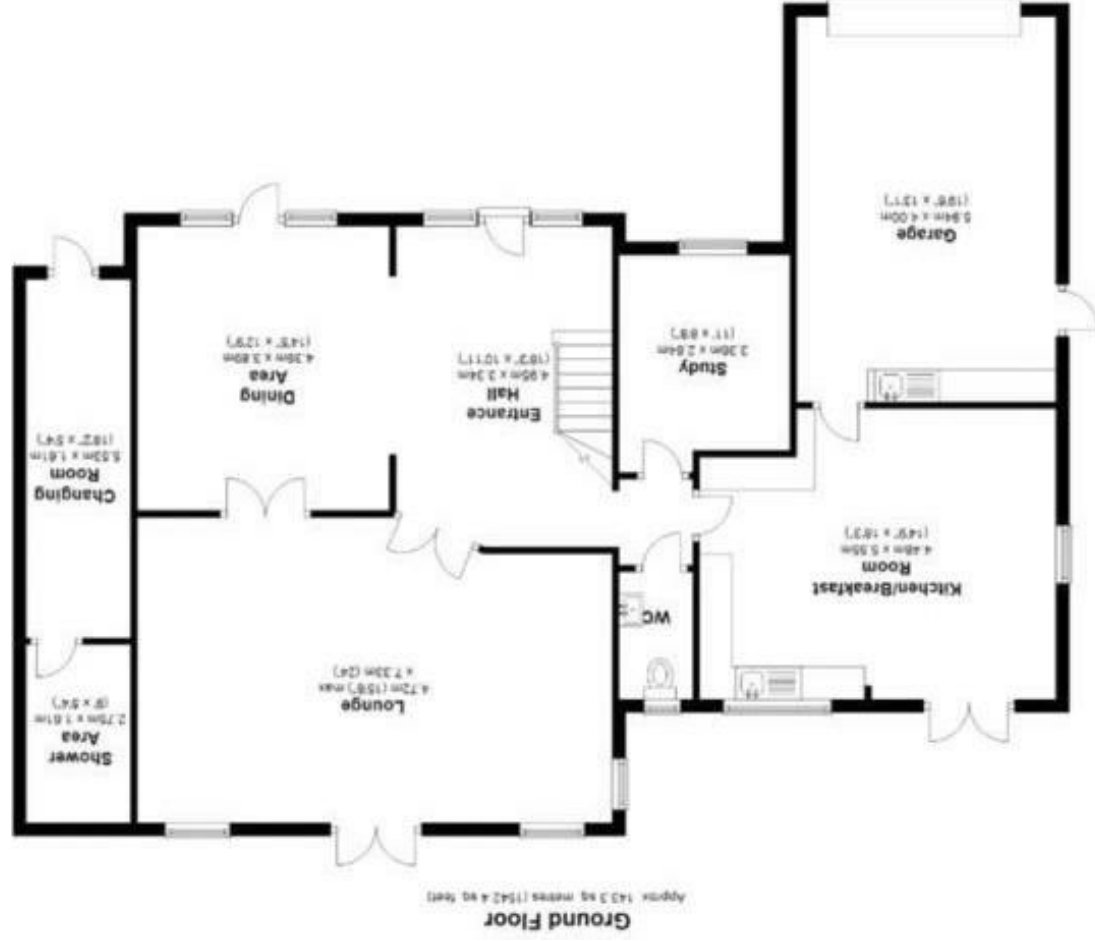
On the first floor there are three generously sized double bedrooms and an impressive master bedroom with en-suite bathroom. A quiet reading area located on the first floor landing giving access to an impressive front sun terrace. Bedroom Two also benefits from its own en-suite. In addition, there is a family bathroom and ample storage space and loft access.

Externally to the front of the property there is ample off road parking and lawn area set behind electric gates and to the rear there is a landscaped sunny aspect garden with a large patio area to enjoy outdoor entertaining.

Lilliput

The property is located in the heart of Lilliput and within a short level walk to local shops. Lilliput offers an array of shops including well known convenience stores, hairdressers, bike & surf shops, restaurants & cafes including an award winning patisserie. Close by is the renowned Parkstone Bay Marina offering superb boating facilities as well as the highly regarded South Deep Cafe set on a beautiful waterfront location with indoor and outdoor seating. The prestigious Parkstone Golf club and the Blue Flag beaches of Sandbanks are just a stones throw away . At the end of Sandbanks Peninsula is the chain link ferry giving vehicular and pedestrian access to the many miles of National Heritage coastline of the Isle of Purbeck. Lilliput is ideally located for those needing travel connections to London, the rest of Europe and beyond. London Waterloo can be reached in under two hours via train and road and Bournemouth International Airport offers both internal and international flights to a variety of destinations.





Total area: approx. 240.3 sq. metres (2586.6 sq. feet)

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Plan produced using Planlup.

All room dimensions given above are approximate measurements
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Energy Efficiency Rating	
Current	76
Minimum	83

Environmental Impact (CO ₂) Rating	
Current	F
Minimum	G