



£1,750,000

6 Furze Hill Drive, Poole, BH14 8QL



EST. 1977

KEYDRUMMOND
ESTATE AGENTS



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Furze Hill Drive, Poole, BH14 8QL

****IMMACULATELY PRESENTED**** A BEAUTIFUL NEW ENGLAND STYLE FAMILY HOME extending to over 3000 SQFT OF ACCOMMODATION. The property boasts FOUR DOUBLE BEDROOMS, FOUR EN-SUITES and a WEST FACING GARDEN.

- NEW ENGLAND STYLE PROPERTY
- RECENTLY REMODELLED
- WEST FACING REAR GARDEN
- FOUR BEDROOMS WITH FOUR EN SUITES
- OPEN PLAN LIVING
- LILLIPUT AND BADEN POWEL SCHOOL CATCHMENT

Local Authority , Tax Band , Tenure: **Freehold**



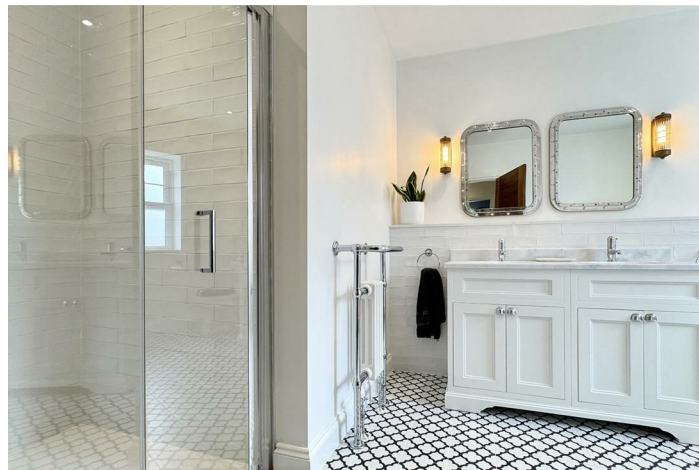
Lilliput

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 Café 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 stone's throw away. At the end of The 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 and into Europe. London Waterloo can be reached in under two hours via train or road. Bournemouth International Airport offers both internal and international flights to a variety of destinations.

Property Comprises

A beautifully presented New England style property which has recently been refurbished to an extremely high







standard throughout and is just a short walk from Parkstone Golf Course.

As you enter the property you are greeted by a galleried reception hall which leads to the kitchen/family/day room. The kitchen features a Tom Howley of London kitchen, Miele appliances including coffee machine and oven/steam/microwave. The family day room also incorporates Daikin air conditioning. There is also a cinema room with surround sound and refreshment area.

A fully fitted utility and cloakroom are also located on the ground floor.

The first floor is comprised of four spacious double bedrooms all with ensembles and a dressing room to the principal bedroom. Externally, the property benefits from a west facing rear garden which has been meticulously landscaped and has a large patio area. To the front, there is a block paved driveway with ample off road parking.



GROUND FLOOR
1740 sq.ft. (161.6 sq.m.) approx.



1ST FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA : 3015 sq.ft. (280.1 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.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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