



## Compton Heights

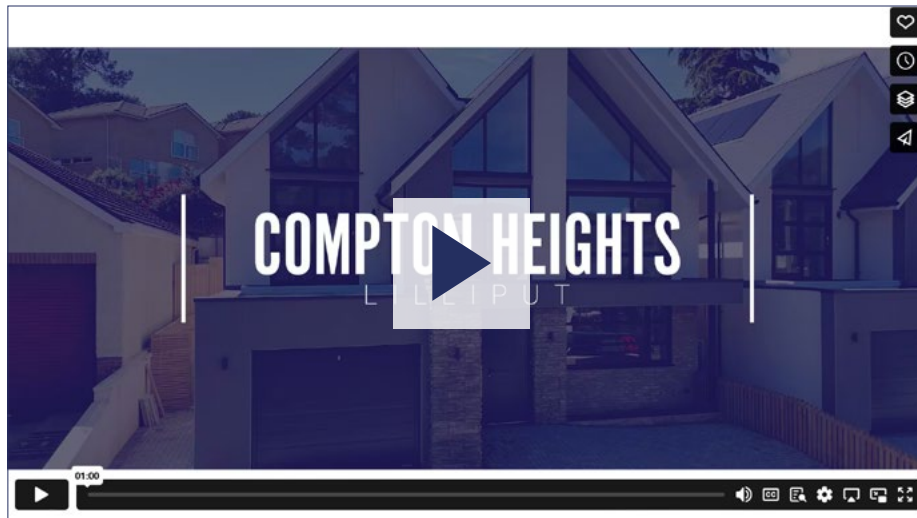
47 Compton Avenue, Evening Hill, Poole, Dorset, BH14 8PU



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

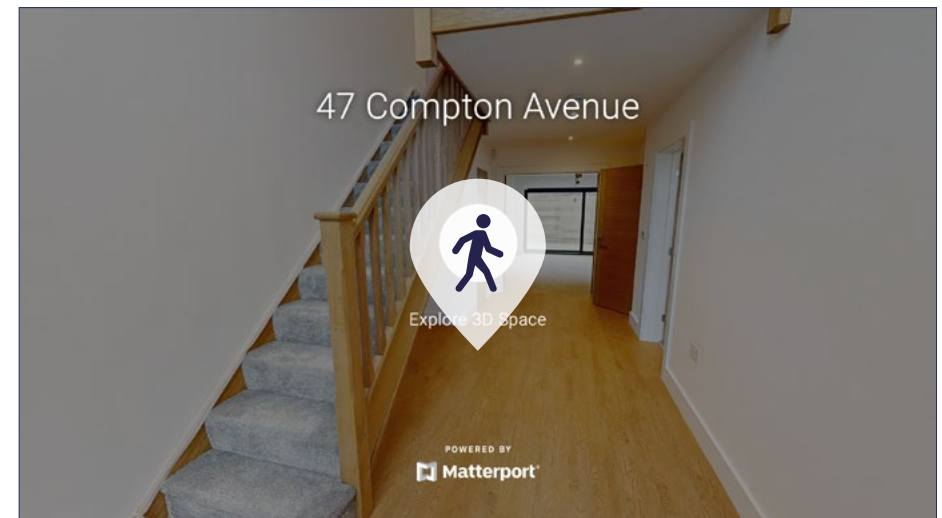
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

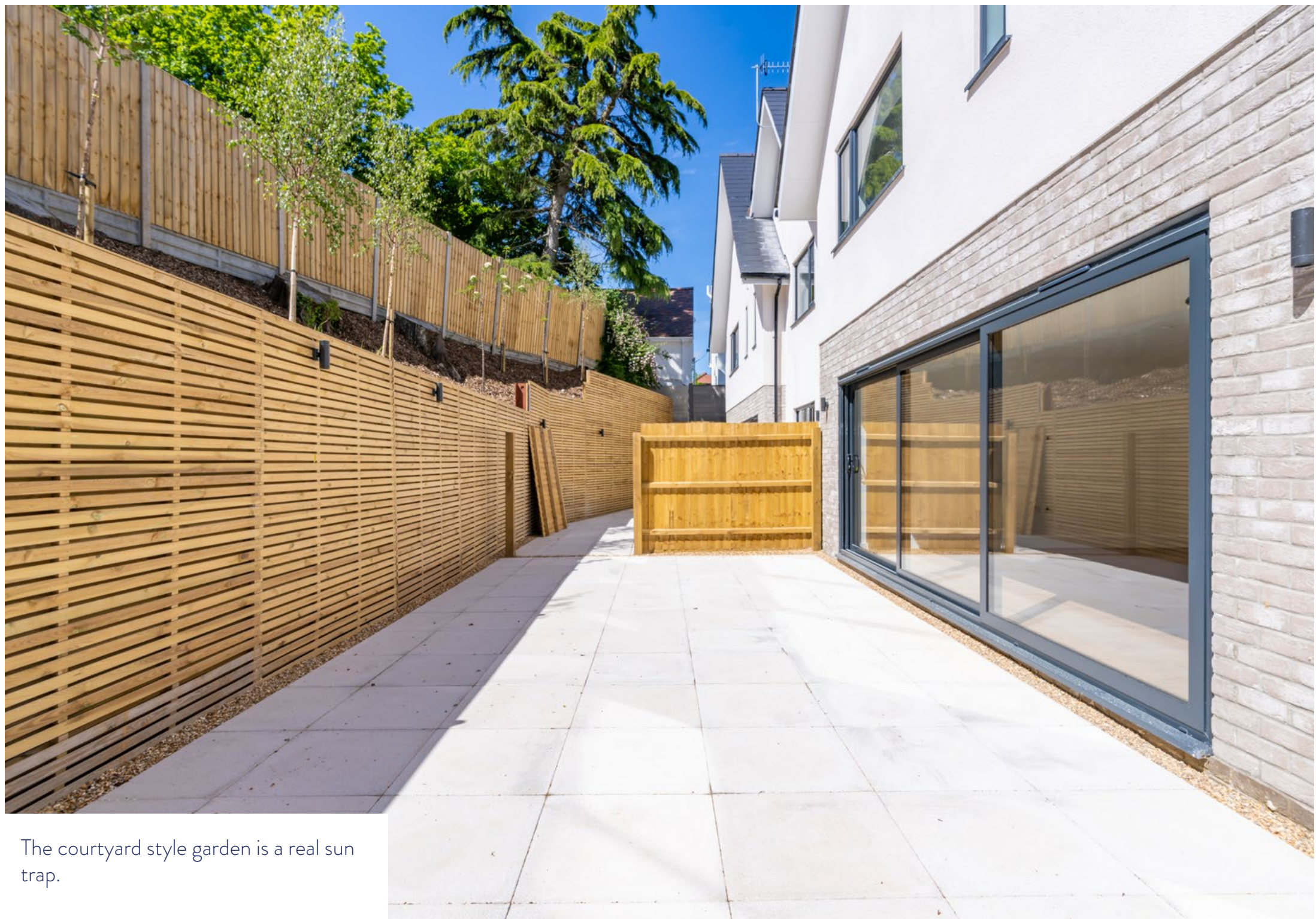


Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



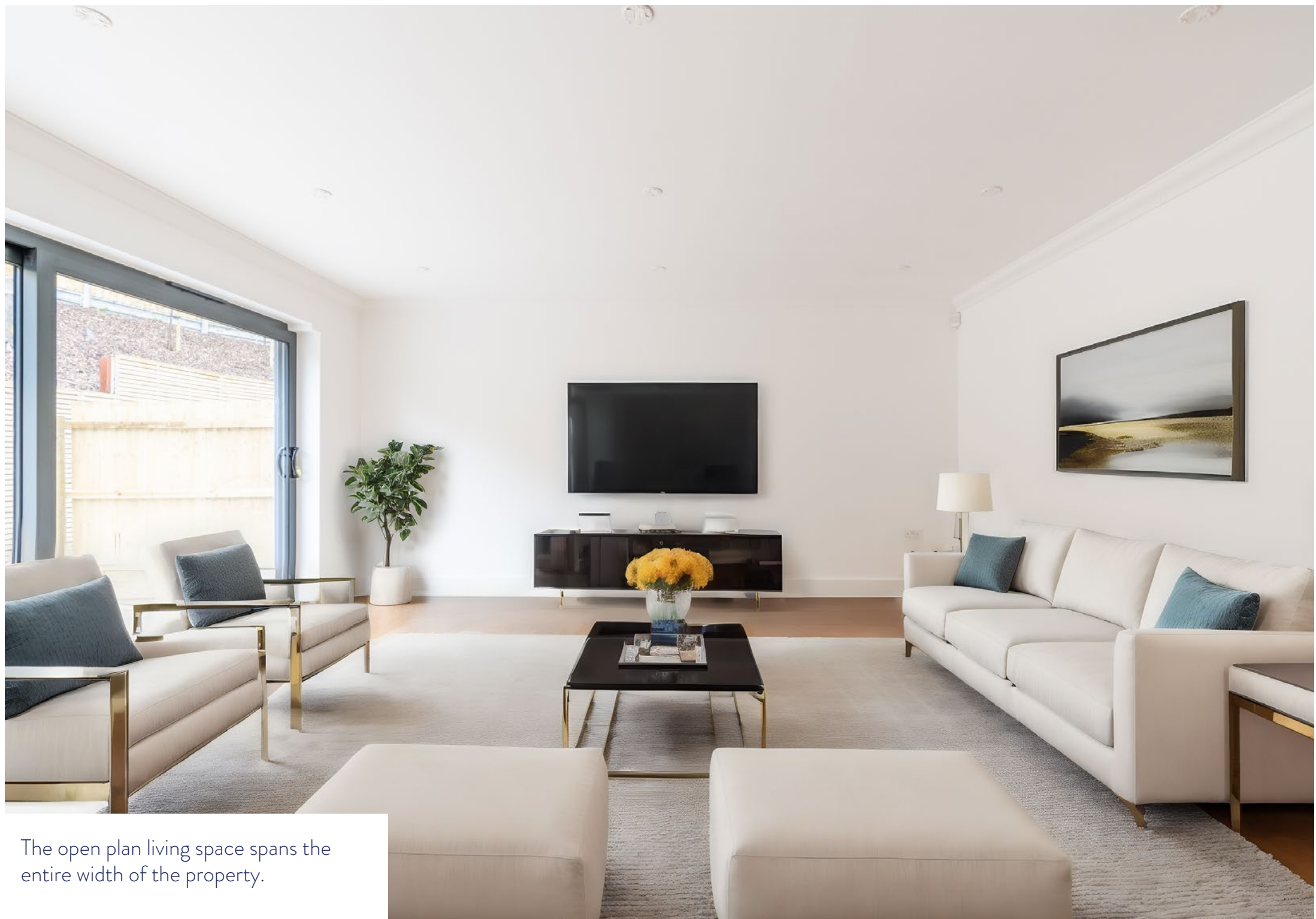


The courtyard style garden is a real sun trap.





We have digitally furnished some of the rooms to show what they could look like.



The open plan living space spans the entire width of the property.















The open plan living space opens onto the garden via large format sliding doors.



## Compton Height Homes 1 and 2

### Ground Floor



#### Ground Floor:

Kit/Dining/Family:	9.85m x 4.96m	32'3" x 16'3"
Living:	3.73m x 4.06m	12'2" x 13'3"
Utility:	3.19m x 2.10m	10'5" x 6'9"

#### First Floor:

Master Bedroom:	3.73m x 3.55m	12'2" x 11'6"
Bedroom 2:	5.33m x 4.49m	17'5" x 14'8"
Bedroom 3:	4.45m x 3.40m	14'6" x 11'1"
Bedroom 4:	3.19m x 3.85m	10'5" x 12'6"
Bathroom:	2.00m x 2.52m	6'5" x 8'3"

Please note: All measurements are taken to the widest point and are measured to the back of wardrobes and cupboards.

### First Floor





## Summary

Compton Heights comprises two unique homes located in the heart of the Lilliput area and within a short walk to the local shops and school.

The contemporary style incorporates open plan living on the ground floor with a separate living room, utility room, cloakroom and integral garage. The open gallery style entrance hall leads to the first floor where you will find four double bedrooms, three of which are en suite.

The master bedroom also benefits from a dressing room and a luxury bathroom. The specification here is highly luxurious and it includes all mod cons such as a luxury kitchen with quartz tops, a full complement of the latest appliances, beautiful bathrooms and of course a 10 year structural warranty.

- New build detached two storey home
- Striking contemporary design
- 10 year structural warranty
- Four bedrooms, four bathrooms
- Luxurious master with dressing area
- CAT 6 cabling
- Contemporary kitchen with quartz tops
- Beautiful bathrooms by Porcelanosa
- Galleried reception hall
- Separate lounge

## Details

**Guide Price:** £1,450,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £86,250\*\*  
Additional Home £129,750\*\*  
\*\* based on guide price

**Council Tax:** Band G  
2024/2025 £3,579.59pa

**EPC:**



# LUXURY & PRESTIGE

Exclusive Properties



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**Property Ref:** 0597



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.