



11 Spur Hill Avenue

Lower Parkstone, Poole, Dorset, BH14 9PH



£1,650,000

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

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk



11 SPUR HILL AVENUE

LOWER PARKSTONE

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail opposite 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.



01202 007373

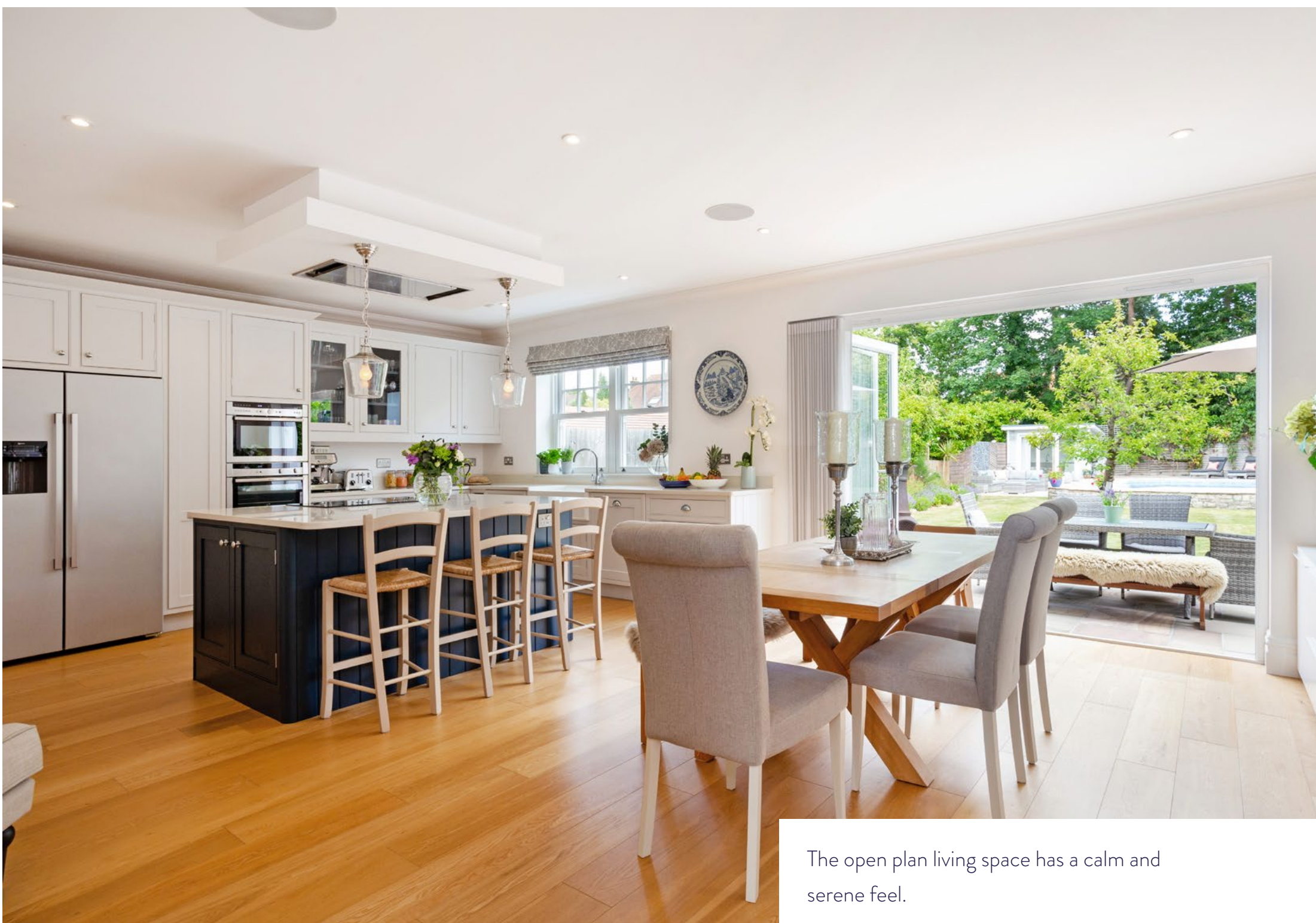
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Please click on the image above to view our interactive 3D tour of this property.





It has a wonderful sunny garden complete with outdoor pool.



The open plan living space has a calm and serene feel.



There is plenty of space for work, rest or play.



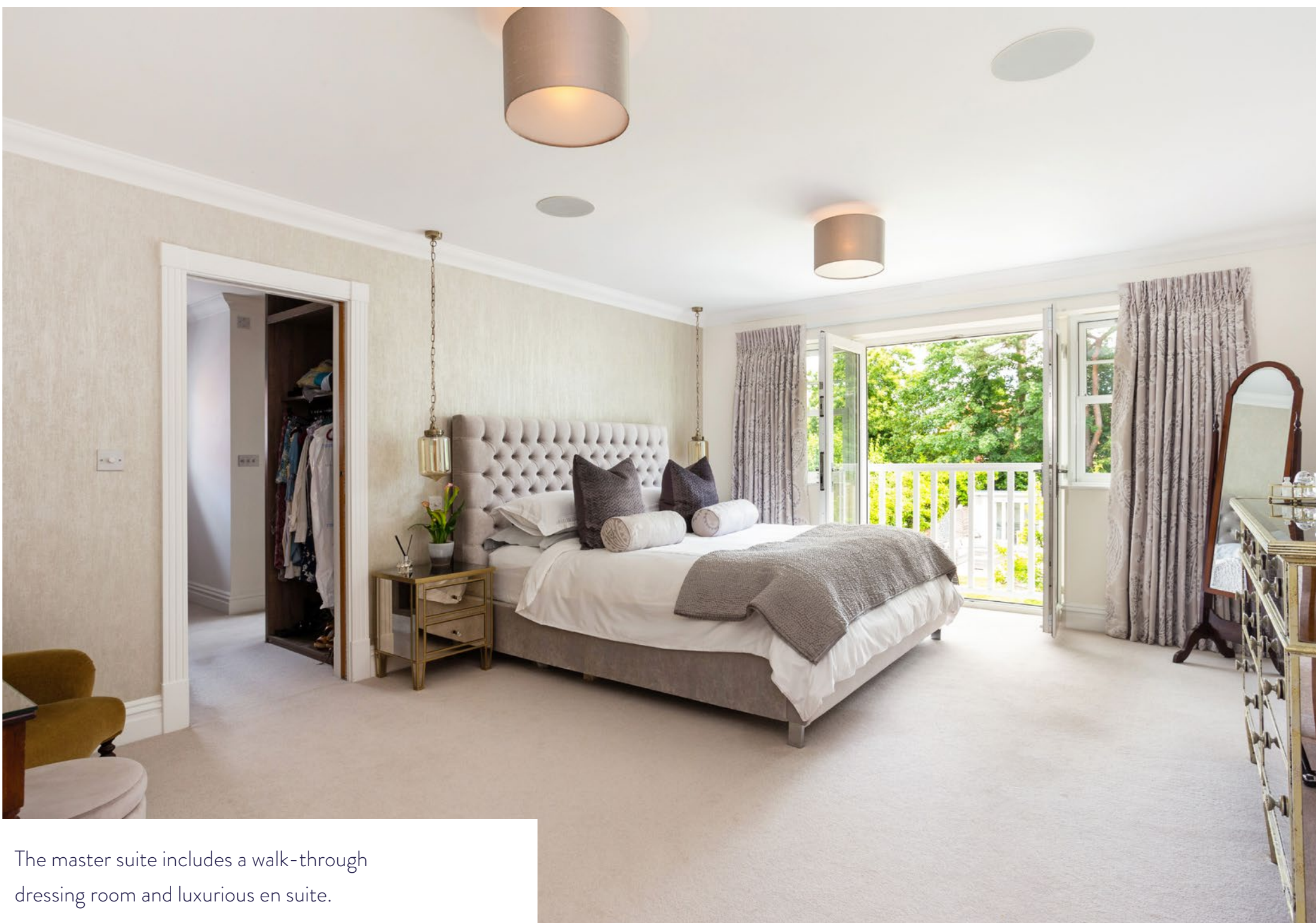


The kitchen features a large centre island and connects to the informal sitting room.





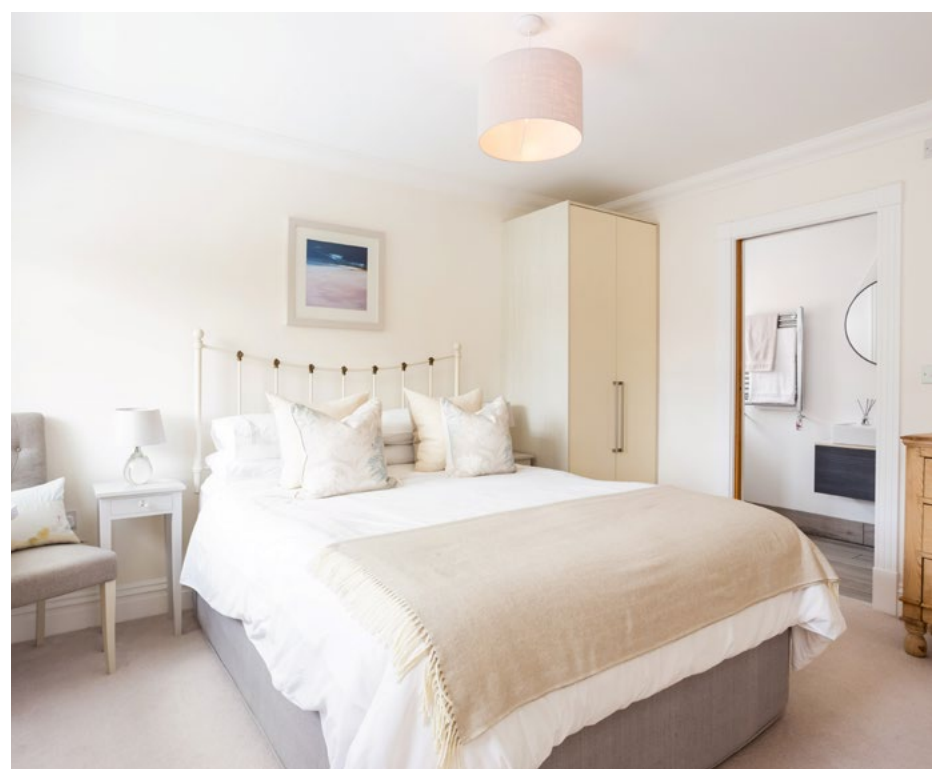
The living room and kitchen dining both connect to the garden via bi-fold doors.



The master suite includes a walk-through dressing room and luxurious en suite.



All the rooms are bright and airy and flooded with natural light.





The outside space is perfect for relaxing or entertaining with friends and family.

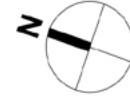





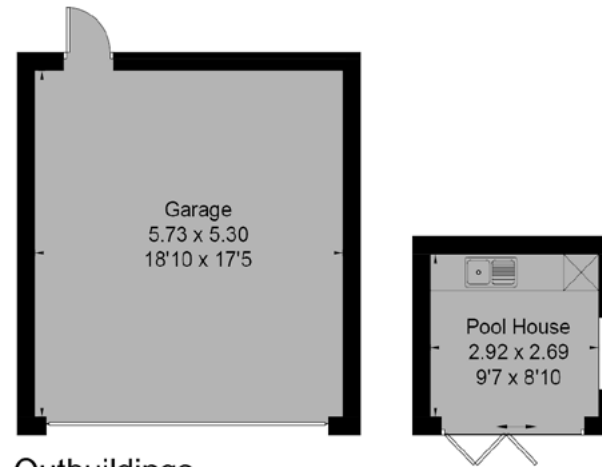
It really is a wonderful family home in a great location.

11 Spur Hill Avenue, Lower Parkstone, Poole, BH14 9PH

Approximate Area = 236.4 sq m / 2545 sq ft
 Outbuildings = 39.0 sq m / 420 sq ft
 Total = 275.4 sq m / 2965 sq ft (Including Garage)
 Including Limited Use Area (0.7 sq m / 7 sq ft)

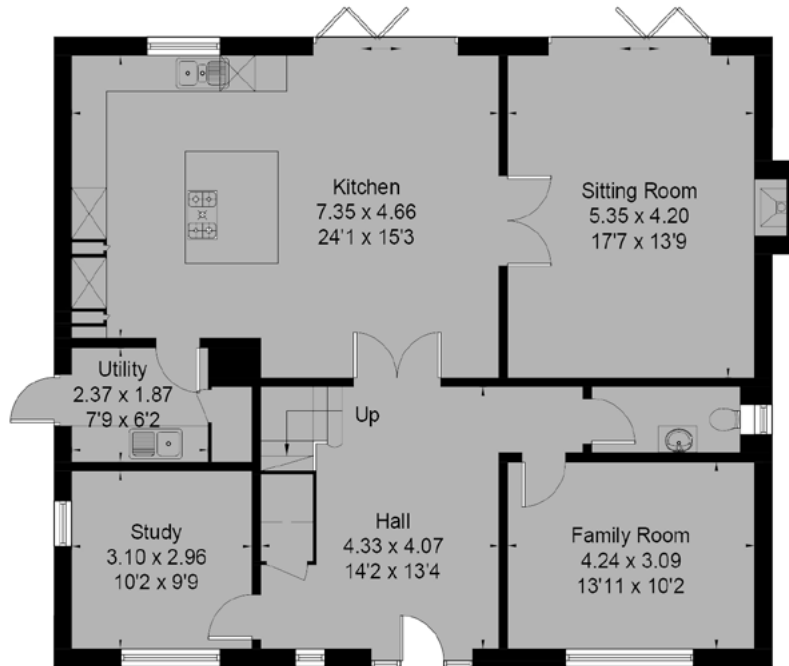


 = Reduced head height below 1.5m

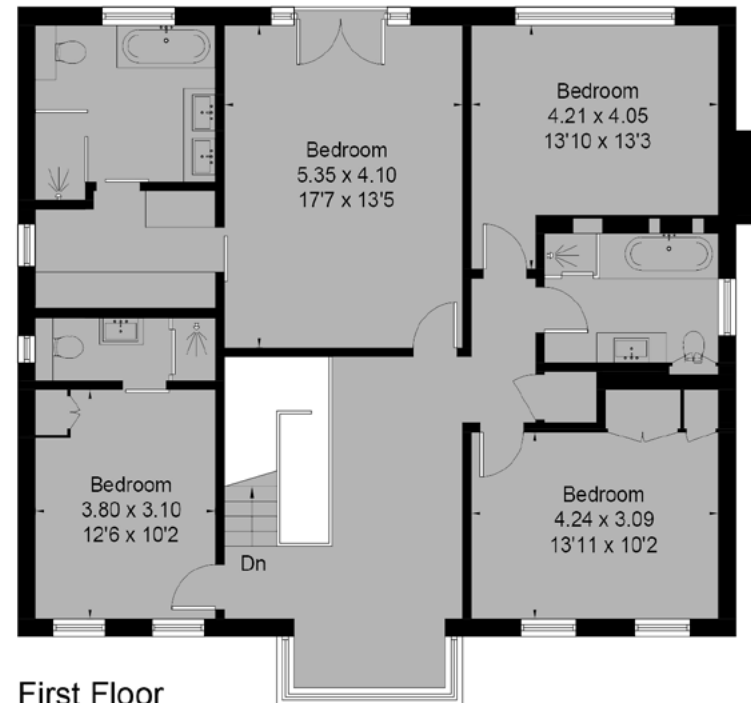


Outbuildings

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Summary

A wonderful New England style home built by an award-winning developer for his own occupation and with a specification to match. It boasts an impressive frontage to the road and unusually for a large and spacious modern home the accommodation is arranged over just two floors.

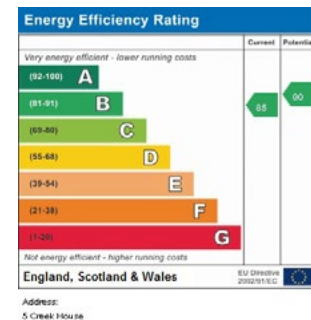
With the outbuilding and detached double garage the built form extends to circa 3,000 square feet, all finished to an impeccable standard. The half panelled reception hall is welcoming and stylish and it perfectly complements the hand painted kitchen designed by Jane Cheel which features stone tops, a centre island complete with breakfast bar and of course all mod cons. The kitchen diner connects directly to the sitting area - both of which open onto the garden via bi-fold doors - and the overall effect is to create a wonderful informal kitchen family area.

The versatile layout includes an extra sitting room as well as a home office. Upstairs there are four bedrooms and three bathrooms all offering generous family sized accommodation. The rear garden is a revelation and it includes a private sun terrace, level lawn and an outdoor pool with a dedicated pool house. We challenge you to find a better family home with these attributes at this price-point!

- Beautiful design
- Wonderful garden
- Circa 3,000 square feet
- Luxurious principal bedroom
- 4 bedrooms, 3 bathrooms
- Stunning interior
- Panelled hallway
- Hand painted kitchen
- Outdoor swimming pool
- Living accommodation over just two floors

Guide Price:	£1,650,000
Tenure:	Freehold
Stamp Duty:	Main Home £109,250* Additional Home £158,750* (*based on guide price)
Lease Length:	N/A
Maintenance:	N/A
Council Tax:	Band G (2023/2024 £3,413.73)

EPC:



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Property ref: 0858



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.