



83 Compton Avenue

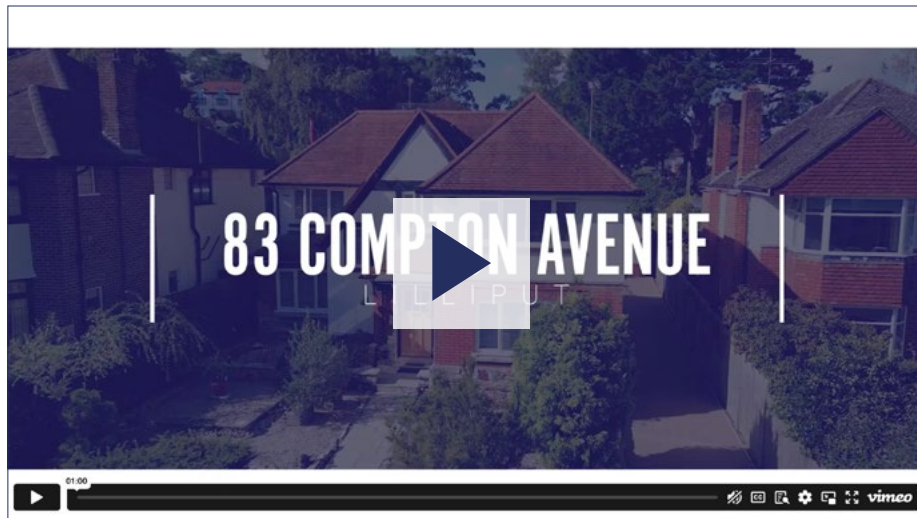
Lilliput, Poole, Dorset, BH14 8PX



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Exclusive Properties

Can't wait to view in person?

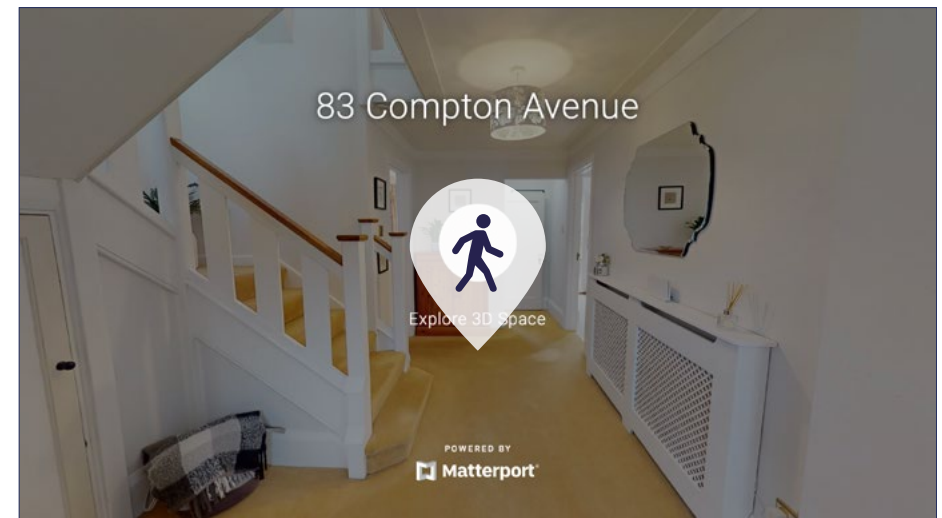
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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



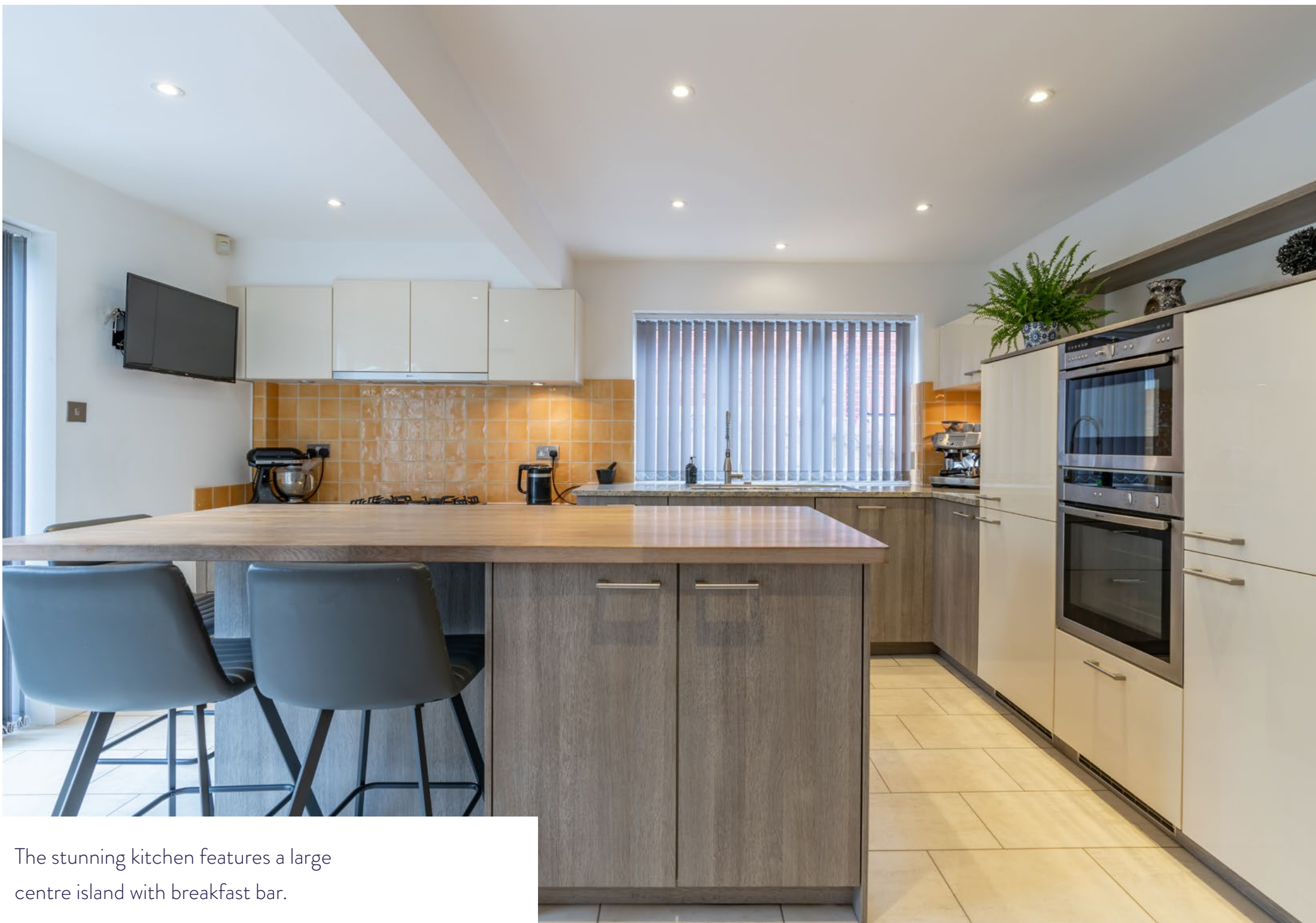
Simply click on the thumbnail above to take a step inside and explore this beautiful home.

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 beautiful level garden enjoys a sunny aspect.



The stunning kitchen features a large centre island with breakfast bar.



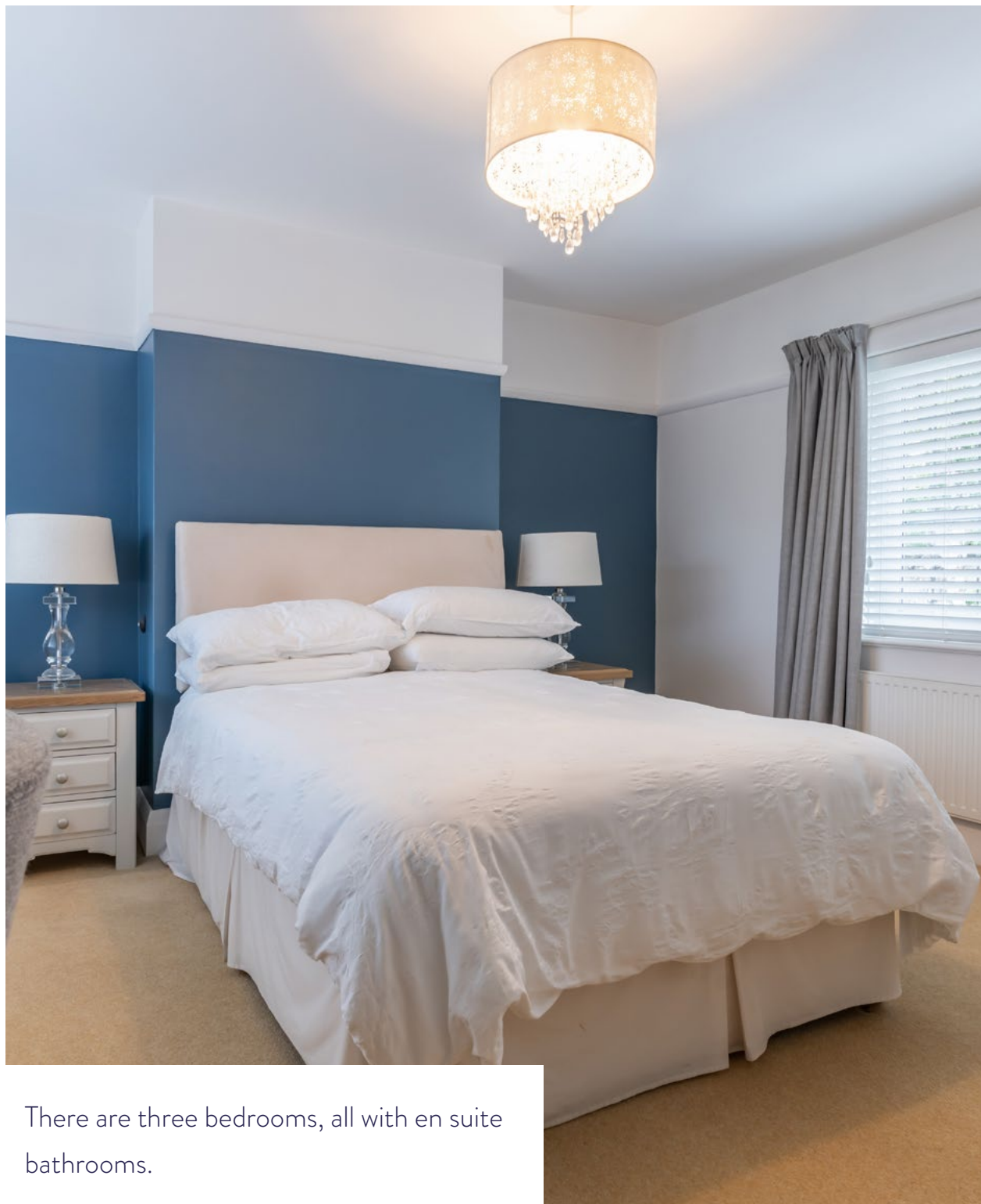
The living room is a bright and airy space but perfect for those cosy nights in.



It is immaculately presented throughout and has been modernised by the owners.



The conservatory makes quite a statement and offers a lovely outlook over the garden.



There are three bedrooms, all with en suite bathrooms.



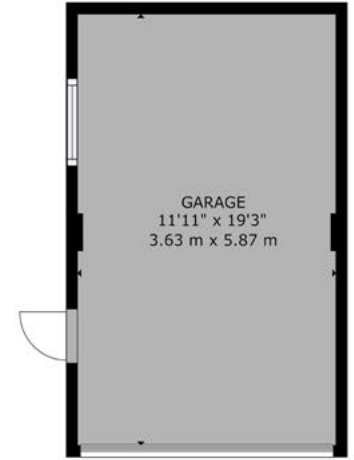
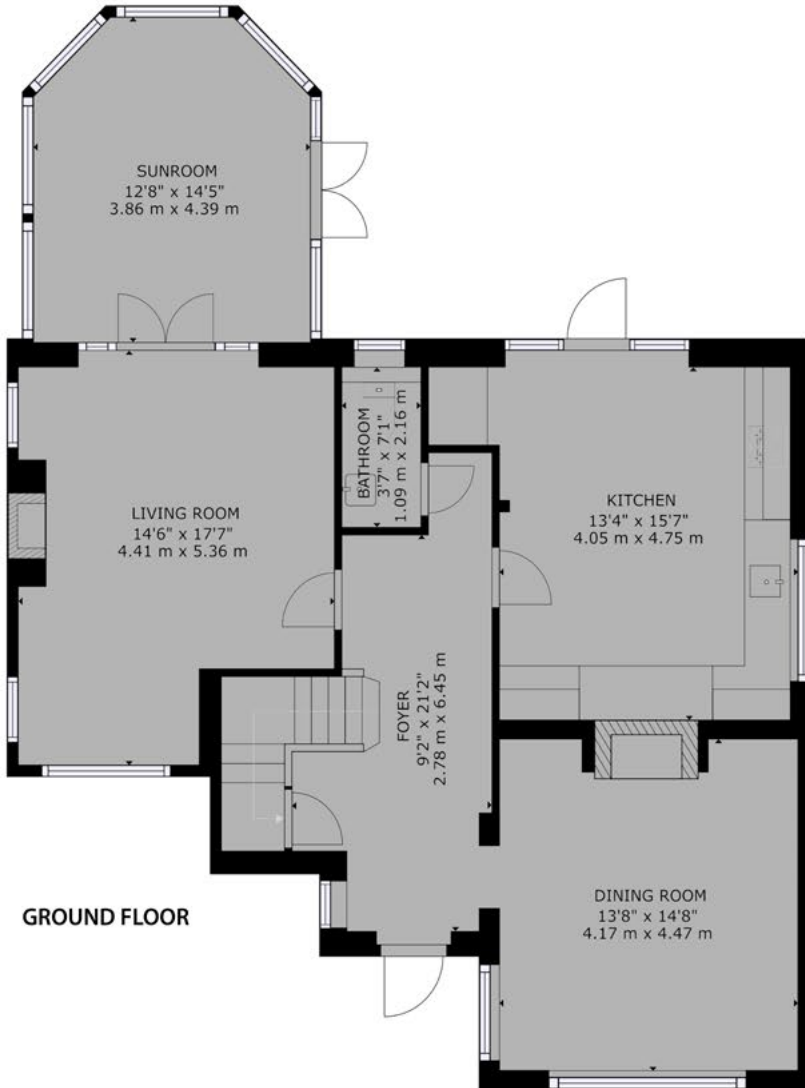
This is a very pretty home set in generous grounds.





The garden is the perfect place to soak up the afternoon sun.

83 Compton Avenue, Lilliput, Poole, BH14 8PX



GARAGE*

* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
 GROUND FLOOR: 1,098 sq. ft, 102 m2, FIRST FLOOR: 882 sq. ft, 82 m2, TOTAL: 1,980 sq. ft, 184 m2
 DETACHED GARAGE: 231 sq. ft, 21 m2
OVERALL TOTAL: 2,211 sq. ft, 205 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

This is beautiful detached home has been modernised and updated by the current owners but also retains much charm and character features. Compton Avenue is a popular and prestigious road - noted for its close proximity to Parkstone Golf Club and convenience for schools and amenities.

The house sits at the end of an elevated and impressive driveway which is gated and offers generous space for casual and guest parking as well as access to a detached garage at the rear. The accommodation is arranged over just two floors but planning permission was granted in 2022 for a two storey extension and double garage resulting in two extra bedrooms and a large kitchen family room, copies of which are available upon request.

Currently it is arranged as three bedrooms, each with en suite facilities, a kitchen with luxury fitted units by Leicht incorporating a centre island and breakfast bar, choice of receptions and an exceptionally good conservatory which was installed by Anglian and is still under warranty. The decor is stylish and immaculate throughout resulting in a home which is light, bright and airy. Outside the rear garden is slightly raised but with a level lawn and a sunny aspect.

- Impressive frontage
- Charming character house
- Immaculate and stylish interior
- Currently just over 2,200 square feet
- Planning Permission granted to extend
- Currently three bedrooms, three bathrooms
- Potential for five bedrooms including proposed extension
- Luxury kitchen by Leicht
- Sunny garden
- Popular location

Guide Price: £1,195,000

Tenure: Freehold

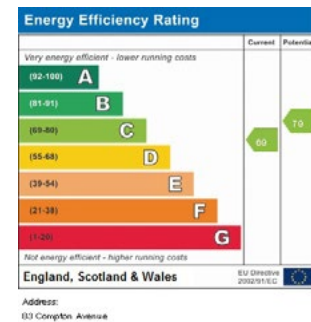
Stamp Duty: Main Home £60,750*
Additional Home £96,600*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band F
(2024/2025 £2,625.02)

EPC:



01202 007373

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



LUXURY & PRESTIGE

Exclusive Properties



Steve Isaacs
Director
07970 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

Property Ref: 0886



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.