

Luxury+Prestige

# 37 PEARCE AVENUE

LILLIPUT, POOLE, BH14 8EG











































# TAKE A STEP INSIDE



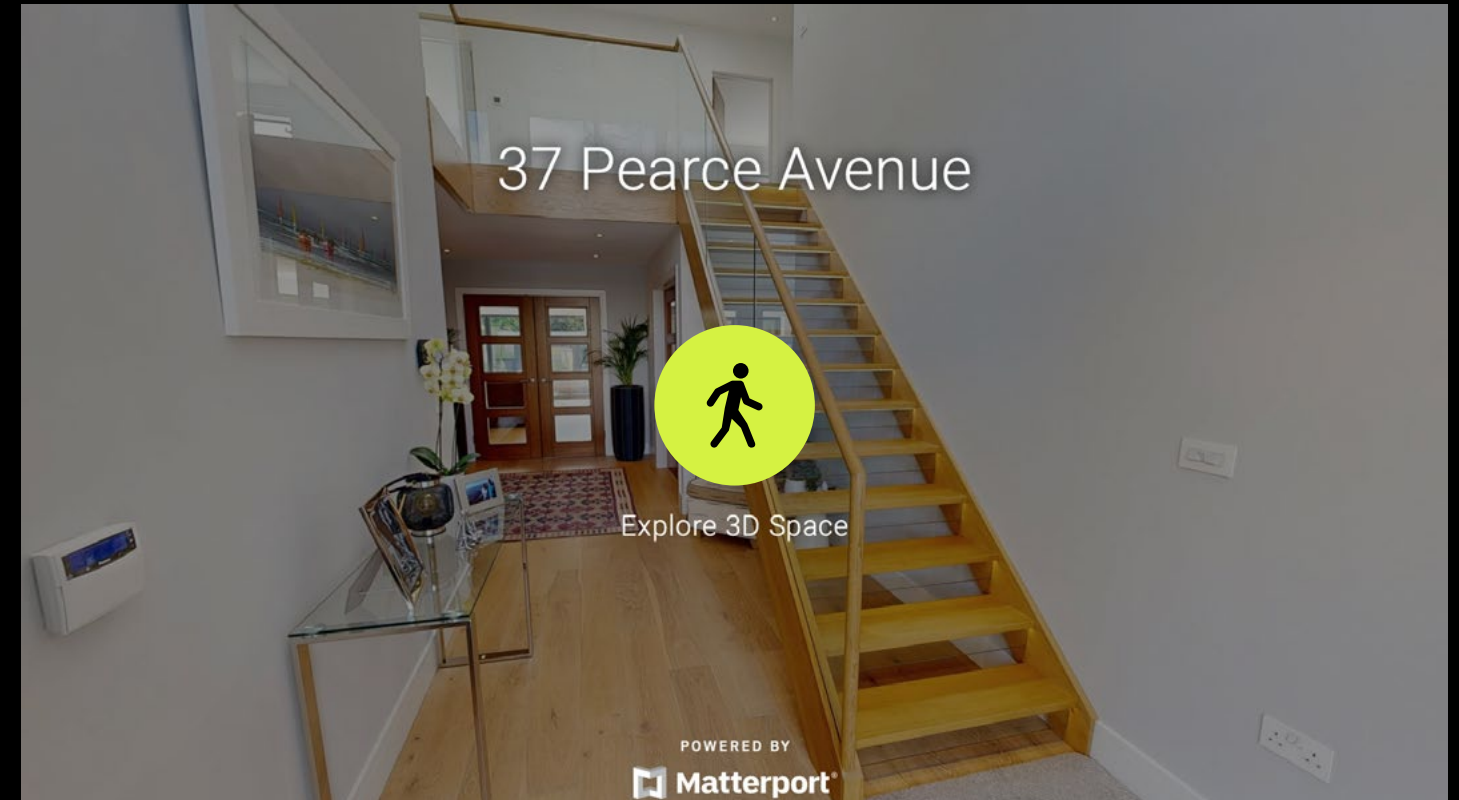
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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**

## 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 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™**



# Floorplan

37 Pearce Avenue,  
Lilliput, Poole, BH14 8EG

GROSS INTERNAL AREA

House:  
Ground Floor: 1,753 sq. ft / 163 m<sup>2</sup>  
First Floor: 1,610 sq. ft / 149 m<sup>2</sup>  
Second Floor: 1,002 sq. ft / 93 m<sup>2</sup>  
Garage: 351 sq. ft / 33 m<sup>2</sup>  
Total: 4,716 sq. ft / 438 m<sup>2</sup>

Studio: 303 sq. ft / 28 m<sup>2</sup>

Overall Total: 5,019 sq. ft / 466 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.





# Summary

**Pearce Avenue is one of the area’s hidden gems, offering nearby access to the calm and sheltered waters of Poole Harbour.**

This substantial nearly new home was constructed in 2022 by the current owners to an impeccable standard that seamlessly combines contemporary and traditional architectural styles. The main house extends to 4,716 square feet, plus there is an additional garden studio in the grounds adding a further 303 square feet of flexible space. The luxuriously appointed accommodation includes six bedrooms, five bathrooms and a choice of stunning reception rooms including an open plan kitchen / family room, a living / dining room, a cinema room and a home office. The vaulted entrance hall makes quite an impression, a theme continued on the upper levels with an orangery roof lantern ensuring the whole house is bathed in natural light. The towering specification includes underfloor heating to the ground floor and all bathrooms, alarm system including CCTV, Sonos sound system, solar panels and remote controlled gates to name a few. It is laid out over three levels with harbour glimpses to the front elevation from the upper floors. It sits on a wonderful level plot of around 0.22 acres to include an enclosed driveway and a super rear garden with terracing and lawns. As a resident of the Elms Estate, the new owner would qualify for a social membership (subject to application) of the nearby Parkstone Yacht Club and other benefits include use of the Elms Estate Meadow, a secluded green space which is for the exclusive use of residents of Elms and Pearce Avenue. Slightly further afield, the golden beaches of Sandbanks and the Isle of Purbeck are within easy reach. This would make a superb main home, or even a luxurious seaside retreat.

# Details

Guide Price:	£2,795,000
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           £249,150** Additional Home   £388,900** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band F 2024/2025           £3,257.14pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Contemporary detached home
- + Extends to 4,716 square feet
- + Six bedrooms, five bathrooms
- + Choice of reception spaces
- + High quality finish throughout
- + Enclosed driveway
- + Integral garage
- + Large sunny garden
- + Detached studio / garden room
- + Fantastic location



# Our team



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