

11 Spur Hill Avenue
Lower Parkstone
Poole • Dorset • BH14 9PH



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Poole, Dorset B14 9PH
Price Guide £1,650,000

Located in the desirable area of Lower Parkstone this impressive detached, New England style, cladded home comprises circa 3,000 sq ft of luxury living space. This sensational property offers a dream lifestyle and must be viewed to be fully appreciated.

Designed and built by an award-winning developer with traditional proportions in mind, combining timeless elegance with a relaxed and homely feel.

Summary of Accommodation

- Authentic New England style architecture
- 4 generous double bedrooms & 3 bathrooms
- Lounge, study and additional family room
- Pool house with kitchenette & large entertainment area
- Swimming pool with Air Source Heat Pump
- Parking via secure electric gates
- Baden Powell & Courthill catchment, 5 mins walk to BCS Preparatory School



Upon entering the light and spacious hallway you are instantly presented with the superb view through the centre of the property to the level garden and swimming pool.

The interior features bespoke joinery throughout from the panelled hallway with a stunning New England-style staircase to a traditional kitchen with hand crafted and painted oak units.

From the hallway, you enter the open plan kitchen/ dining area through glazed double doors. The elegantly designed kitchen by Jane Cheel has a stunning quartz work top, breakfast bar and range of integrated Neff appliances. The formal lounge adjoins this area and features a fireplace with a log burning stove with bi-fold doors out onto the rear garden.

On the ground floor there is also another family room, study with bespoke fitted wall units, utility with side access and a separate cloakroom.

On the first floor, you will find four generously sized double bedrooms. The impressive Master Bedroom suite boasts a walk-in wardrobe, en-suite bathroom and Juliet balcony overlooking the rear garden and pool. Bedroom Two also benefits from its own en-suite. In addition, there are two further bedrooms, a family bathroom, feature bay window and ample storage space.



Underfloor heating is laid throughout both levels and an integrated audio Sonos system offers the very best of comfortable, modern living.

Externally, to the front there is secure off-road parking behind electric gates, a double garage and silver travertine steps leading to the sheltered porch entrance.

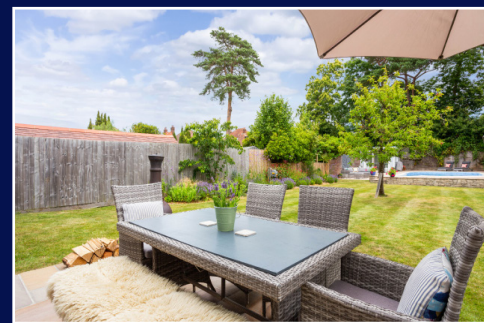
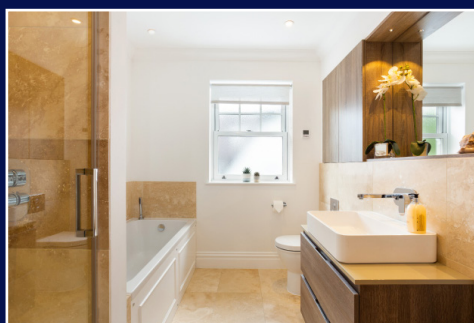
To the rear there is a beautiful and level, sunny aspect garden with a heated swimming pool and large Indian sandstone patios.

The adjoining pool house completes the entertainment area with a fitted kitchen and bi-folding doors, making it an ideal space for enjoying the evening sun and al fresco dining.

There is a very good-sized loft space which was constructed with a view to forming extra accommodation if required, subject to the necessary consents.

The house is situated in a quiet location, under half a mile from the shops, bars, restaurants and boutiques at Penn Hill.

Transport communications are excellent as the main line railway station at Parkstone train station provides great services to Southampton Airport and London Waterloo.

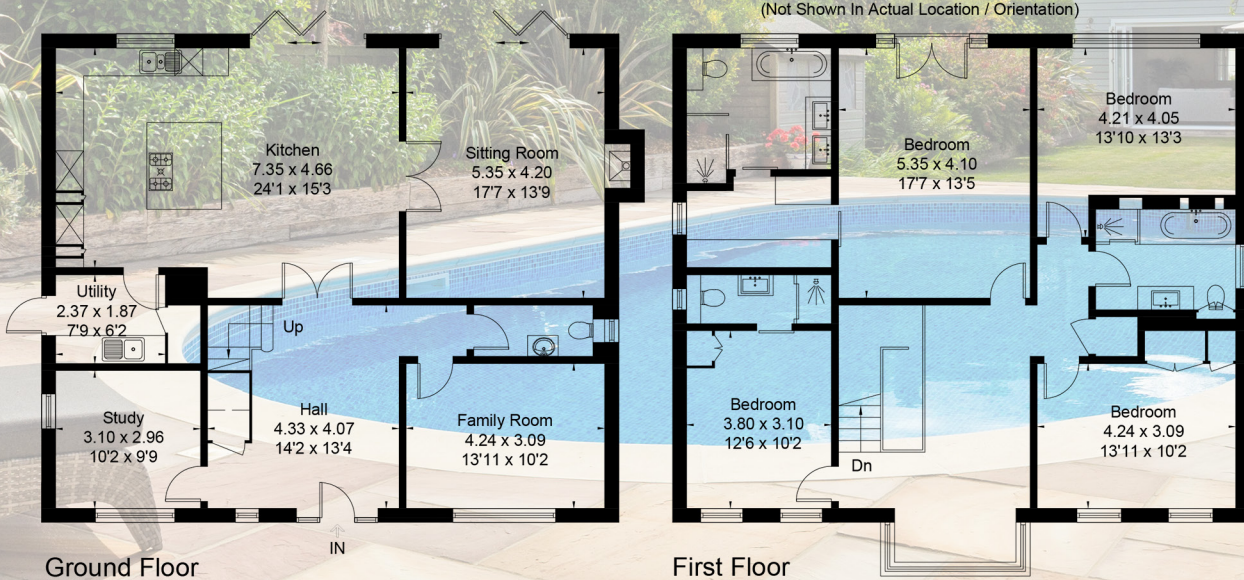


Outbuildings = 39.0 sq m / 420 sq ft
 Total = 275.4 sq m / 2965 sq ft (Including Garage)
 Including Limited Use Area (0.7 sq m / 7 sq ft)

 = Reduced head height below 1.5m



Outbuildings
 (Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Lloyds Property Group

PROPERTY NAME
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 Lower Parkstone
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APPROXIMATE MEASUREMENTS
 Total Floor Area = 236.4 sq m / 2545 sq ft

VIEWING ARRANGEMENTS
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Illustration for identification purposes only, measurements are approximate, not to scale