

**Linksview**  
Brudenell Avenue  
Poole, Dorset  
BH13 7NW



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Offers in excess of £2,800,000

Positioned in an idyllic setting, Linksview is just moments away from Poole Harbour, award-winning beaches, Parkstone Golf Club and the Luscombe Valley Nature Reserve.

**Accommodation & Features**

5 double bedrooms • 6 bathrooms

Annex options ideal for multi-generational living or staff accommodation

Secure gated driveway

Almost 5,000 sq ft of living accommodation

Spacious, light and well presented throughout

Well appointed principal suite with golf course views

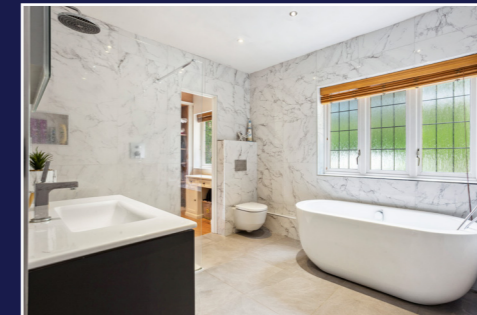
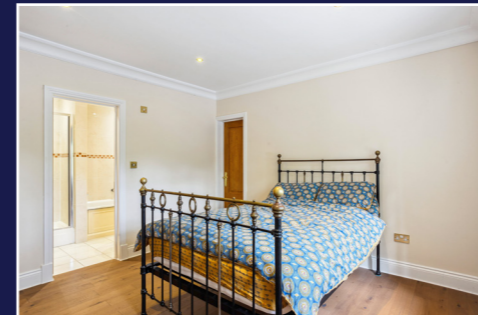
Parkland style garden with golf course views

Space and planning permission granted for additional 5 bedroom home within the grounds

Featuring expansive and adaptable accommodation makes this unique home ideal for multi-generational living across three levels.

Linksview is a beautiful family home constructed approximately 20 years ago and is accessed via a privately owned sweeping tarmac driveway with ample off-road parking.

The current owners have carefully looked after and maintained the property to a high standard and have extended and sympathetically enhanced the property in many ways, creating the beautiful home you see today. Hidden away within a wooded and private plot, adjacent to the esteemed Parkstone Golf Club.



Entering through the main door the entrance hall grants access to all ground floor accommodations. Large, tiled flooring extends throughout, offering a seamless flow and providing access to a wc.

To the right of the hallway, double casement doors open into a spacious triple-aspect living room. Sliding doors lead to the rear patio and gardens, with a feature stone fireplace creating an attractive focal point.

At the end of the hallway is the kitchen/family/dining room. The cream-tiled flooring extends into this space, complemented by a feature atrium skylight and a log-burning stove in the family area.

The fully fitted kitchen boasts a generous range of traditional wooden wall, floor, and drawer units complemented by quality granite worksurfaces. It incorporates a Belfast sink with a tiled splashback and provides ample space for white goods, including a range-style oven.

Adjacent to the kitchen is a large pantry, offering valuable additional storage. Adjacent to the kitchen is a practical utility room, offering additional worksurfaces and providing space and plumbing for white goods.

Leading through from the utility room is the converted garage, now a fantastic gym area with an adjoining contemporary three-piece shower room. This space could easily serve as an additional bedroom suite or an annexe. Returning from the entrance hall, the stairs ascend to the first-floor landing, providing a spacious perspective overlooking the front drive and surrounding gardens.

On the side aspect, the principal bedroom suite stands out as a true feature of the property. It encompasses a large area with ample space for furniture and an en-suite bathroom featuring a walk-in shower and a freestanding bath, adorned with marble tiling. A dressing room with lined wardrobe storage adjoins both the bedroom and en-suite. The first floor also hosts two additional en-suite double bedrooms, both overlooking the rear aspect.



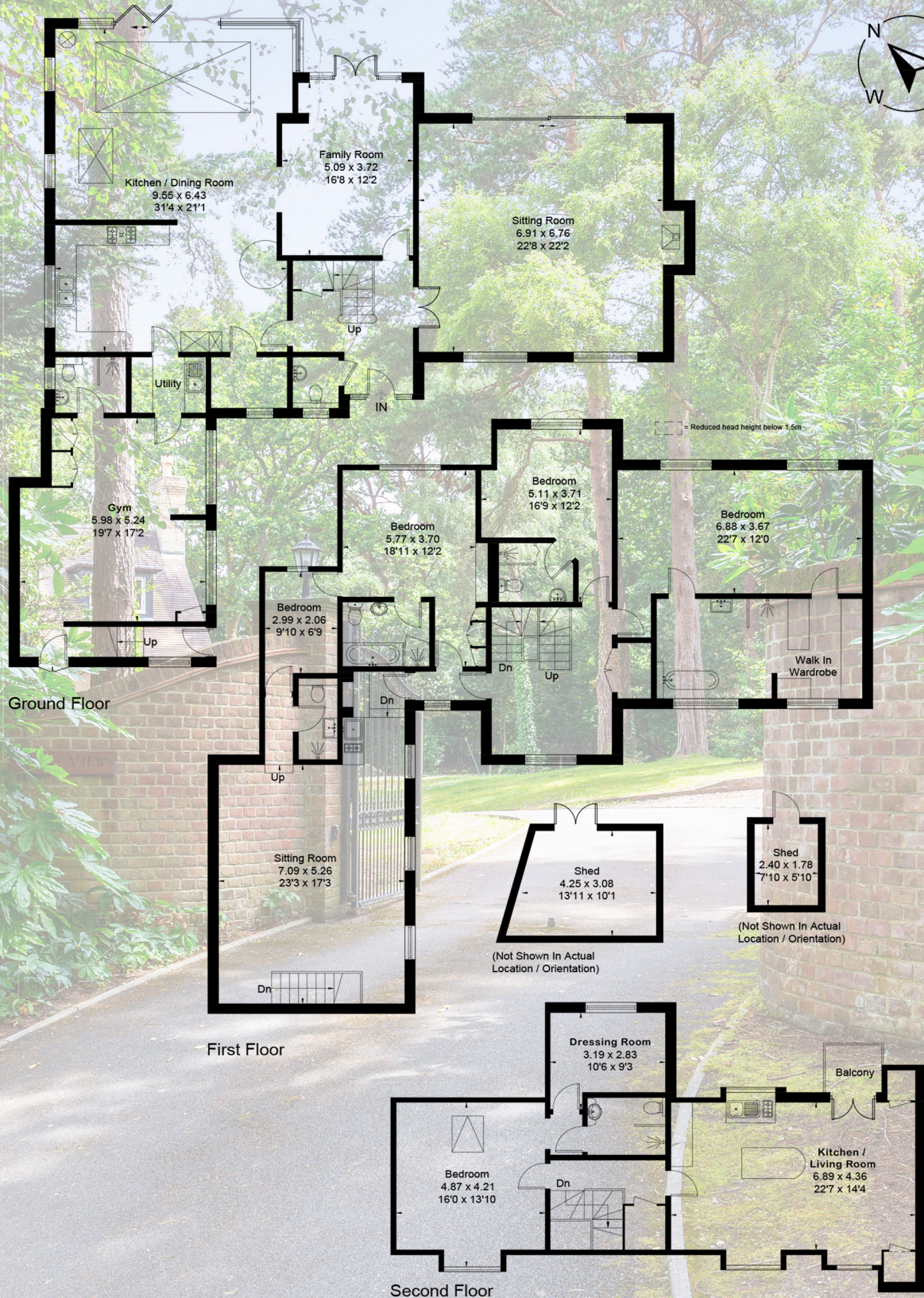
Leading off to the other side of the landing is a self-contained annex comprising a living room with a kitchenette, a bedroom and a shower room. This space can be separated from the main house and has external access via a flight of stairs to a separate front door.

From the landing, the stairs ascend to the second floor, hosting a fantastic guest suite. It includes a spacious double bedroom, an en-suite three-piece shower room, an adjacent dressing area and an open-plan kitchen/living room with a balcony offering parkland views over the adjoining golf course. This versatile space could serve as an annex, housekeeper's quarters, or be converted into a cinema/games room.

Planning permission has been granted for an additional property to be constructed in the grounds of Linksview and is located in one of the most sought-after enclaves of Canford Cliffs.

Its location is set down a private drive, which accommodates just 7 detached homes, ranging in value from £2.5 million to £6 million plus. Its tranquil setting also borders Parkstone Golf Club to the north whilst giving close proximity (approx 350m away) to the water of Poole Harbour.





## Lloyds Property Group

### PROPERTY NAME

Linksvie,  
Brudenell Avenue

### LOCATION

Poole BH13 7NW

### TOTAL FLOOR AREA

4641 sq ft (excl shed) / 431.2 sq m

### COUNCIL TAX

Band H BCP (Poole)

### VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3550 - EW

Freehold