

85 Orchard Avenue

Lower Parkstone
Poole, Dorset
BH14 8AH



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Offers in excess of £1,200,000

This magnificent five bedroom detached family home in Orchard Avenue, just a short stroll from the picturesque Poole Park and Whitecliff Harbour Park, offers an exceptional blend of spacious living in one of Poole's most sought-after locations.

Summary of Accommodation

Stunning 5 double bedroom detached family home

2,642 sq ft of accommodation (exc. outhouse)

Large family bathroom and two en-suites

Garage and off road parking for 5 to 6 vehicles

Spacious back garden

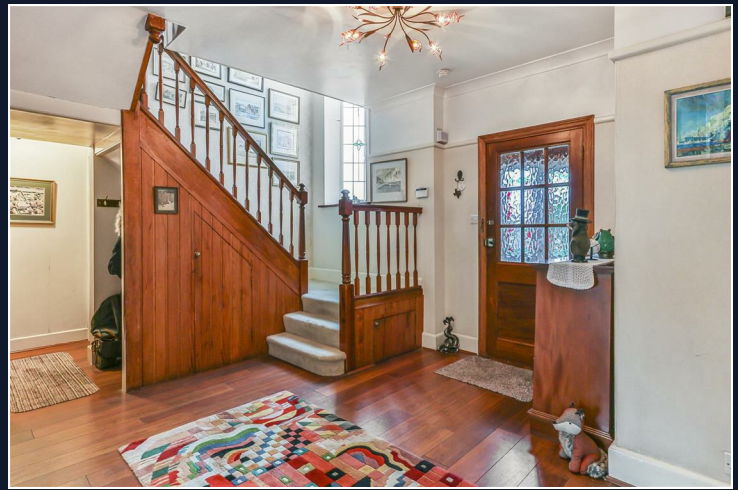
Outbuilding to the rear with outside BBQ kitchen area and storage

Double length conservatory

Potential to convert loft (STP) allowing for uninterrupted sea views

Sought after location a short walk from Poole and Whitecliff Parks

Wood burning fire





Family homes of this magnitude rarely come to market so do act quick to avoid disappointment. The property boasts a grand entrance hallway that immediately sets the tone for the rest of the home, with beautifully proportioned rooms throughout. Leading off the hallway is a large, well-equipped full fitted kitchen providing side garden access. A separate formal dining room and reception with wood burning fire is also located off the hallway, with patio door access to a sizeable conservatory that floods the space with natural light and offers delightful views over the private rear garden beyond.

There are three downstairs reception rooms, providing flexibility for family activities, home office, playroom and formal dining. The large, part paved / part lawned garden is a real highlight, with ample space for children to play or for alfresco dining, while the outbuilding with a built-in log fire and a dedicated Mediterranean style glass covered BBQ area to the rear, creates the perfect setting for outdoor gatherings and cosy evenings.

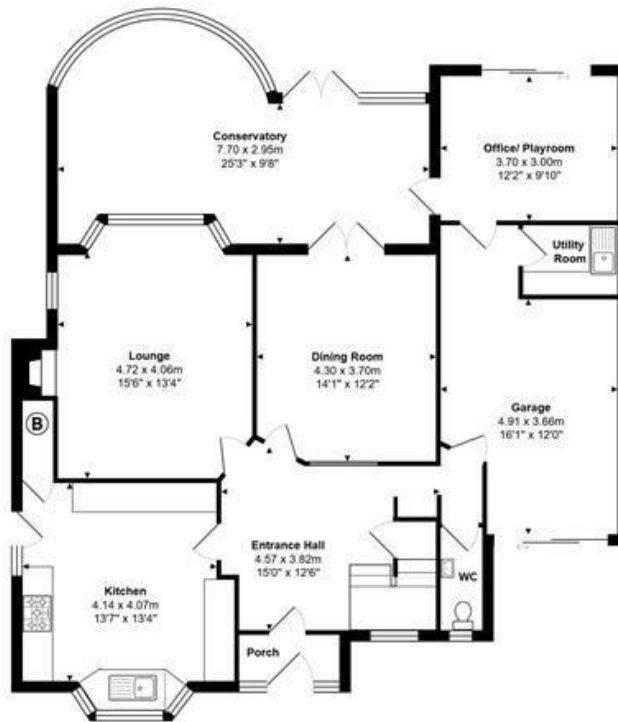
The home is further complemented by five generous double bedrooms, including two with en-suites as well as a large family bathroom. One of the bedrooms provides stunning sea views over Parkstone Bay and beyond to Brownsea Island,

Practicality is key, with a downstairs WC, utility room, flexible playroom / office and an integrated single garage. A generous sweeping brick driveway offers further off-road parking for up to five to six vehicles.

Set in a prime location close to Poole and Whitecliff Parks, this property is not only perfectly positioned for the local amenities of Ashley Cross and Poole Town Centre but also Parkstone Yacht Club, the prestigious Parkstone Golf Club and the award winning blue flag beaches of Sandbanks. Orchard Avenue offers easy access to great transport links including Parkstone train station, with direct trains to London Waterloo and Poole bus station.



First Floor



Ground Floor

Total Area: 245.4 m² ... 2642 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

85 Orchard Avenue

LOCATION

BH14 8AH

TOTAL FLOOR AREA

2642.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3585

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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