

# 76 Orchard Avenue

Lower Parkstone  
Poole, Dorset  
BH14 8AJ





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Guide price £1,250,000

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

Spacious back garden

Double length conservatory

Large family bathroom and two en-suites

Garage and off road parking for 5 to 6 vehicles

2,825 sq ft of accommodation (exc. out building)

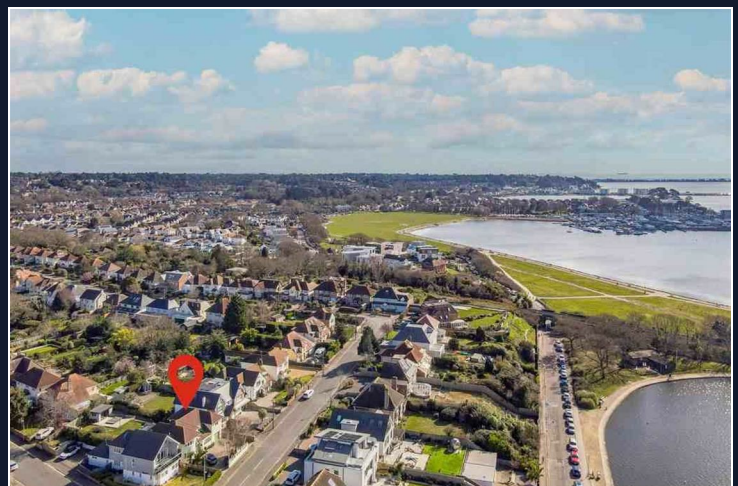
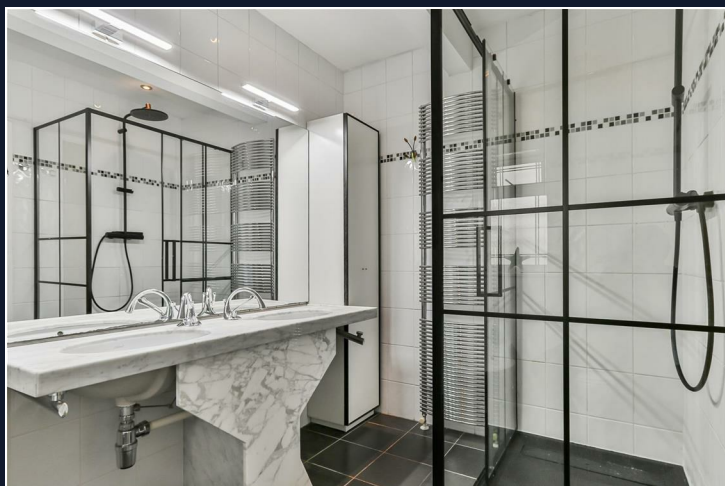
Stunning 5 double bedroom detached family home

Outbuilding to the rear with outside BBQ area and swim spa

Sought after location a short walk from Poole and Whitecliff Parks

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

Lilliput and Baden Powell School Catchment is a real selling point for this wonderful home







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 with luxurious fixtures and fittings with ideal garden access via the sizeable double length conservatory that floods the space with natural light and offers delightful views over the private rear garden beyond.

A separate formal sitting room and separate lounge is located off the hallway, with patio sliding door access to the generous garden.

There are three downstairs reception rooms, providing flexibility for family activities and a separate study. 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 creates the perfect setting for outdoor gatherings and cosy evenings.

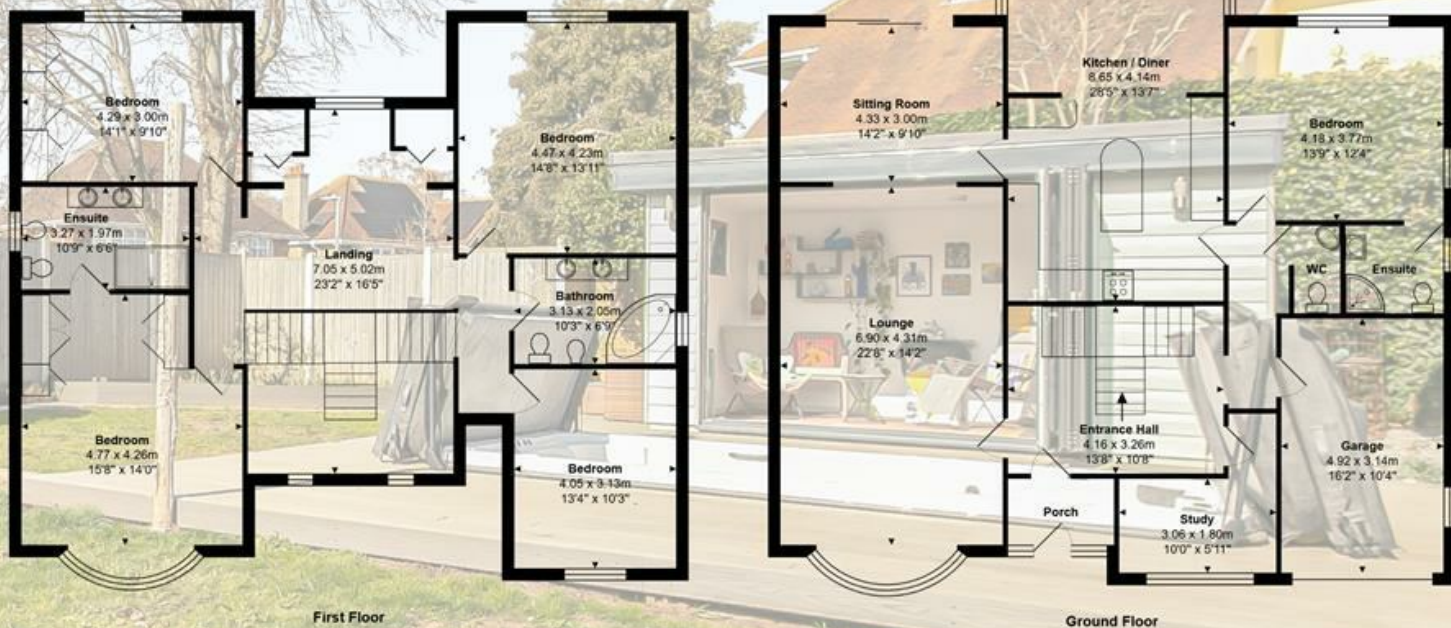
The home is further complemented by four generous double bedrooms, including one with en-suite as well as a large family bathroom. One of the bedrooms provides partial sea views over Parkstone Bay and beyond.

Practicality is key, with a downstairs wc, flexible playroom/office and an integrated 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.





Total Area: 262.5 m<sup>2</sup> ... 2825 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

76 Orchard Avenue

LOCATION

BH14 8AJ

TOTAL FLOOR AREA

2825.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

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

Ref: 3608

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*