

25 Spur Hill Avenue

Lower Parkstone

Poole, Dorset

BH14 9PH



25 Spur Hill Avenue

Lower Parkstone

Poole, Dorset

BH14 9PH

Guide price £1,795,000

'Maverick' is a beautiful Edwardian home nestled within a prestigious location and boasts close to 4,200 sq ft of luxury accommodation, renovated in recent years throughout to an extremely high standard.

Summary of Accommodation

Quiet location

Double garage

Landscaped gardens

Sympathetically renovated

Beautiful 5 bedroom Edwardian home

Spacious accommodation over three floors

Close to 4200 sq ft of luxurious accommodation





The property benefits from spacious and well-planned accommodation over three floors. On the ground floor the property has three reception rooms, a large entrance hall and kitchen/diner with doors leading to a mature Italianate garden.

The first-floor accommodation offers five double bedrooms, (Master and Bedroom 2 both have en-suites) and the main family bathroom. On the top floor there is a large play-room/office and ample storage.

From the road, you access the property via electric gates to a large frontage, part being mature lawns and borders, the other being ample gravel set driveway for multiple vehicles. The double garage with electric door is located adjacent to the house. The house is situated in a quiet location, under half a mile from the shops, restaurants and boutiques at Penn Hill. Lower Parkstone and Ashley Cross also provide excellent local shopping facilities and rail links to London Waterloo.

Lower Parkstone offers easy access to the renowned award-winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills. Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants, is within close proximity of the property.

Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities. Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour with its water sports and boating activities.

Specification Includes:

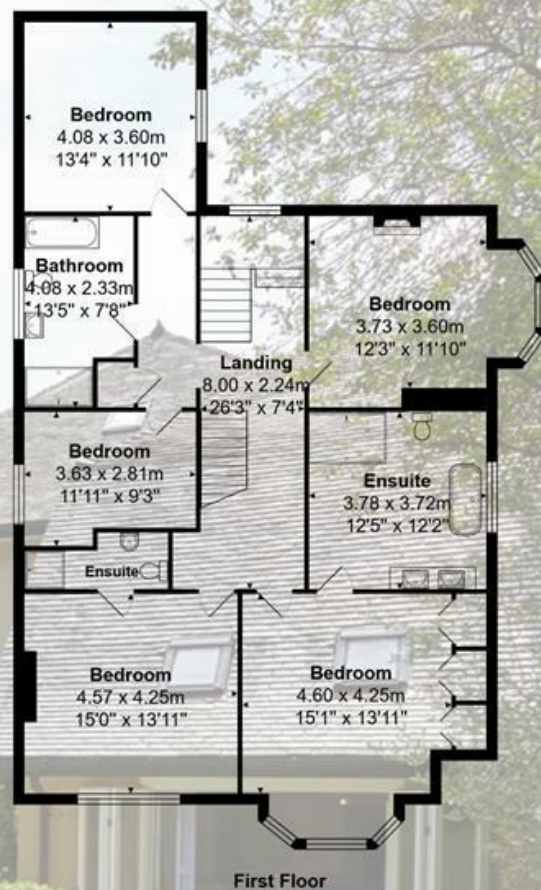
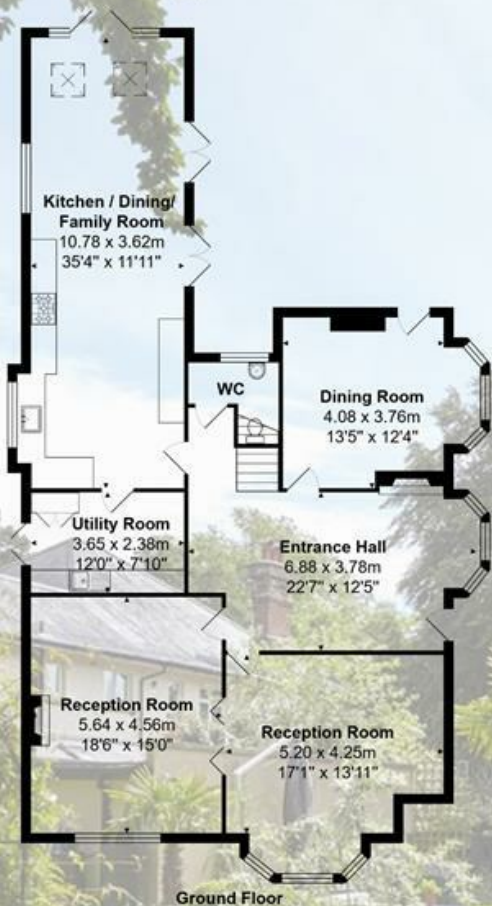
Approximately 4,200 plus sq ft of accommodation - Many original features throughout the property

Feature sash windows and window shutters - Open plan 35ft kitchen/breakfast/family area

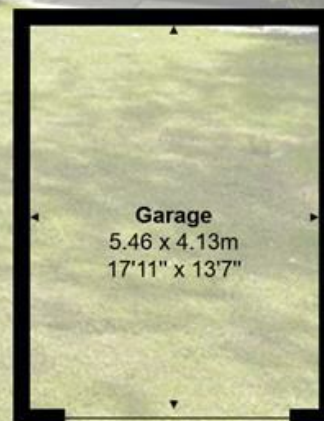
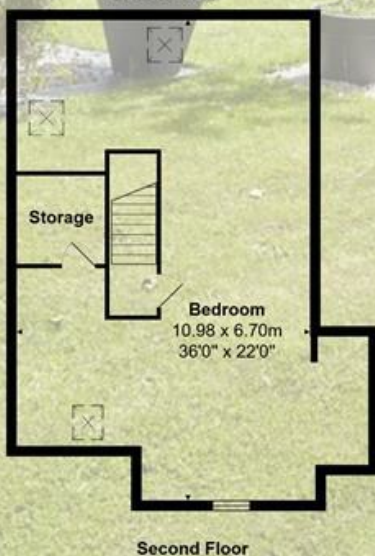
Bespoke kitchen with Rangemaster Toledo dual fuel oven and hob, granite work surfaces
Villeroy and Boch Belfast sink and Bosch fridge

Double glazed windows to kitchen area - Utility room with larder

Working fireplaces and feature 'Stovax Kensington & Knightsbridge' multi fuel insert fireplace to living room



All measurements are approximate and for display purposes only
 Total Area: 390.1 m² ... 4199 ft²
Ground Floor



Lloyds Property Group

PROPERTY NAME

25 Spur Hill Avenue

LOCATION

BH14 9PH

TOTAL FLOOR AREA

4199.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3613

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