

26 Brownsea View Ave

Lilliput  
Poole, Dorset  
BH14 8LQ



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*Guide price £1,295,000*

This stylish detached home offers a perfect blend of contemporary living in a prestigious road in Lilliput. The property is beautifully presented and offers spacious, flexible living with four bedrooms, three bathrooms and a host of exceptional features.

## *Summary of Accommodation*

4 bedrooms \* 3 bathrooms  
Open plan kitchen, dining and family room  
Separate snug / dining room  
Mature garden with beautiful planting  
Garden room  
Large garage with storage  
Ample off road parking  
Vendor suited





The ground floor opens to a light and welcoming hallway, leading to a separate snug or dining room with a large bay window offering a perfect space to relax or entertain. A downstairs cloakroom provides added convenience.

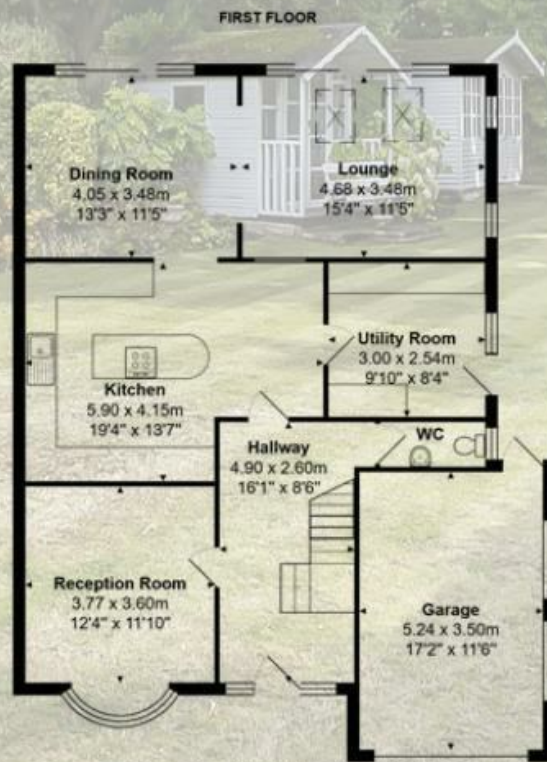
The heart of the home is the open-plan kitchen, dining and family room. The kitchen is fitted with contemporary units with integrated appliances including ovens, dishwasher, fridge, ceramic hob and extractor complete the stylish and highly functional space. There is also a separate, fully fitted utility room with side access to the garden.

A generous dining area flows seamlessly into the spacious lounge, creating a light and airy feel. Patio doors open out to a decked area overlooking the garden, providing an ideal area for entertaining or relaxing.

Upstairs, the principal suite is an absolute highlight, featuring a spacious dressing area, fitted wardrobes and a large en-suite bathroom. A stunning double-height feature window with a Juliette balcony overlooks the garden, flooding the room with natural light.

The second double bedroom also benefits from an en-suite, while the third double features a large bay window to the front and fitted storage. The fourth bedroom, currently used as a home office, is a versatile space. The family bathroom is elegantly appointed, with a spa bath and shower overhead.

Outside, the large, beautifully planted garden is designed with privacy in mind, featuring mature plants and plenty of trees. The block-paved frontage offers ample parking for several vehicles, and the garage is fitted with storage cupboards for additional convenience.



Total Area: 210.0 m<sup>2</sup> ... 2261 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

26 Brownsea View Ave

LOCATION

BH14 8LQ

TOTAL FLOOR AREA

2261.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

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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*