



*Price Guide £2,500,000*

7 Brudenell Avenue, POOLE, Dorset, BH13 7NW



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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## Brudenell Avenue, POOLE, Dorset, BH13 7NW

An exceptional five bedroom family home only 50m from Poole Harbour. The property boasts spacious accommodation extending to nearly 3300 sq.ft and boasts harbour views, a swimming pool and a large rear garden.

- ONLY 50M FROM THE WATERFRONT
- FIVE DOUBLE BEDROOMS
- IDEAL FAMILY HOME
- SPLIT LEVEL REAR GARDEN WITH A SWIMMING POOL
- GARAGE AND LARGE DRIVEWAY
- WELL PRESENTED THROUGHOUT

Local Authority BCP, Tax Band G, Tenure: Freehold



## *Sandbanks*

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

## *Property Comprises*

Situated in one of Sandbanks' most sought-after avenues, this substantial detached residence extends to approximately 3,250 sq ft (with plans approved to extend to 4,000+ sq.ft) and offers versatile accommodation arranged over three floors, with the added benefit of a basement level and







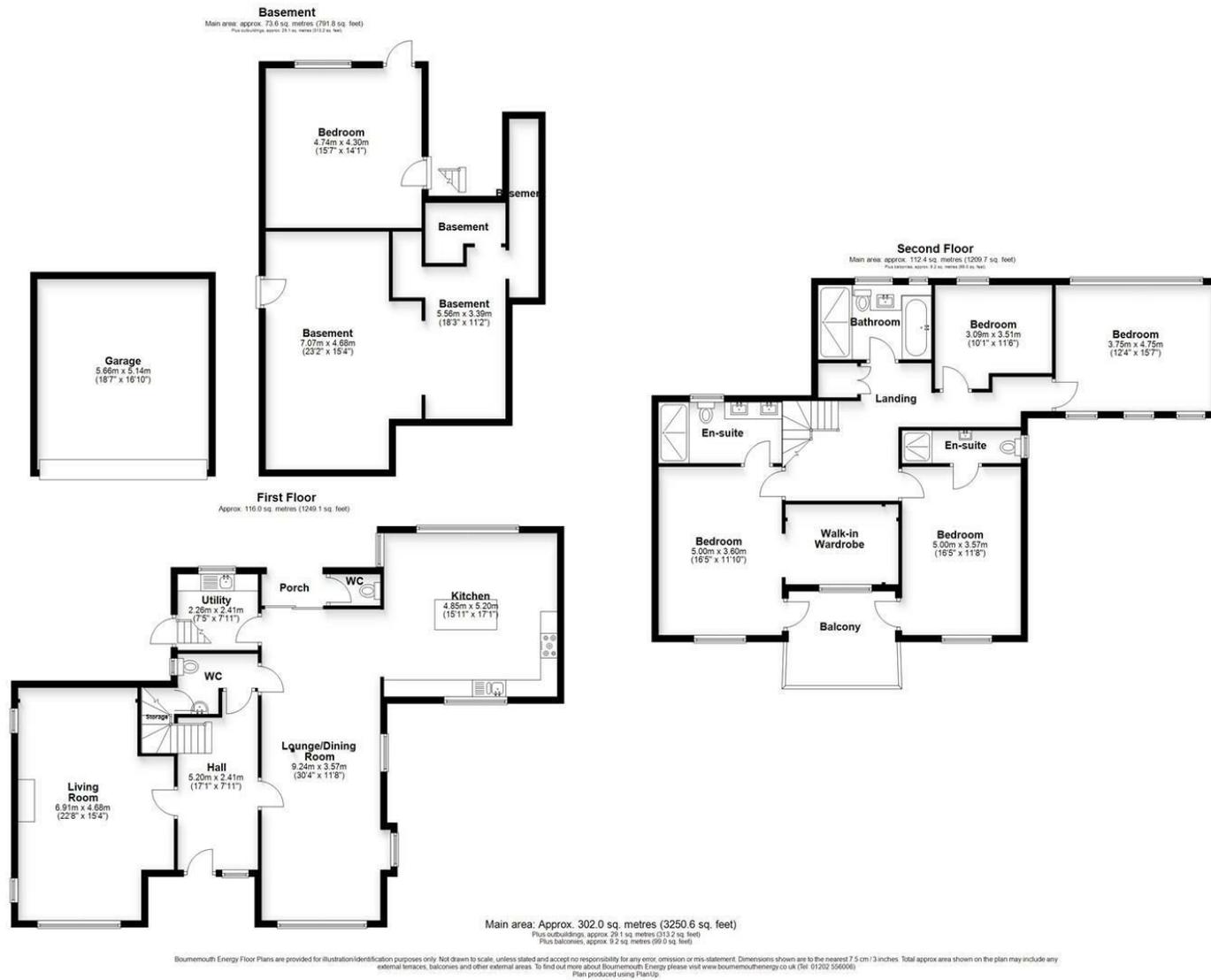
separate garage.

The ground floor provides generous living space, including a large principal living room, an impressive lounge/dining room extending over 30ft in length, and a spacious kitchen overlooking the rear. A utility room, guest WC and welcoming entrance hall complete this level, creating a practical yet well-balanced layout for both family living and entertaining.

The second floor hosts four bedrooms, including a superb principal suite with walk-in wardrobe, en-suite bathroom and access to a private balcony. A further en-suite bedroom and two additional double bedrooms are served by a modern family bathroom.

The basement level adds flexibility, offering a large additional reception room, bedroom and further basement areas ideal for gym, cinema room, home office or ancillary accommodation, depending on requirements. Externally, the property benefits from a separate garage and driveway parking. Brudenell Avenue is perfectly positioned within easy reach of Sandbanks beach, Poole Harbour, local marinas and a range of well-regarded restaurants and amenities.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

