

Widdicombe Avenue | Lower Parkstone | Poole | BH14 9QW

£1,695,000

BEEZUMS



Widdicombe Avenue | Lower Parkstone
Poole | BH14 9QW

- **MODERN FAMILY LIVING**
- **QUIET ROAD**
- **LARGE SUNNY GARDEN**
- **OVER 4,000 SQFT**
- **LUXURY OPEN-PLAN KITCHEN**
- **LARGE UTILITY**
- **GARAGE**
- **VERSATILE ACCOMMODATION**

BEAUTIFULLY PRESENTED, RECENTLY REFURBISHED property situated in a QUIET and SOUGHT AFTER LOCATION. This DETACHED FAMILY HOME boasts OPEN PLAN LIVING, a WEST FACING REAR GARDEN and FIVE DOUBLE BEDROOMS.










At Home





A modern detached family home situated on a quiet, tree-lined road within Lower Parkstone, close to Canford Cliffs Village and only a short walk from the area's award winning Blue Flag beaches.

This substantial home has been thoughtfully designed with a superb flow, arranged over three floors and spanning over 4,100 square feet of luxury accommodation. The ground floor boasts double height ceilings in the entrance hall leading into an open-plan living area. There is a well appointed kitchen with a large centre island and integrated appliances. Further accommodation on the ground floor comprises a lounge, dining area, playroom/office, and a large utility room.

On the first floor, there are three generously sized double bedrooms, including the impressive master suite with a large walk-in dressing room and en-suite bathroom. Bedrooms two and three are both spacious doubles and are served by a family bathroom. The top floor of this home is a particular feature, offering annexe-style accommodation comprising a large bedroom/lounge with a kitchenette, a separate reception room, and a bathroom.

Externally, the rear garden is west-facing with ample space for family life and entertaining. The property is approached via electric gates and features a block-paved driveway and an integral garage, offering both convenience and security.








KEY WES
FLORID







Widdicombe Avenue is highly regarded as one of the area's premier residential addresses, known for its quiet, tree lined environment and peaceful atmosphere. This desirable road offers a tranquil retreat while keeping the very best of the modern coastal lifestyle within easy reach. Golf enthusiasts will particularly appreciate the property's close proximity to the prestigious Parkstone Golf Course, consistently ranked among the UK's finest heathland courses.

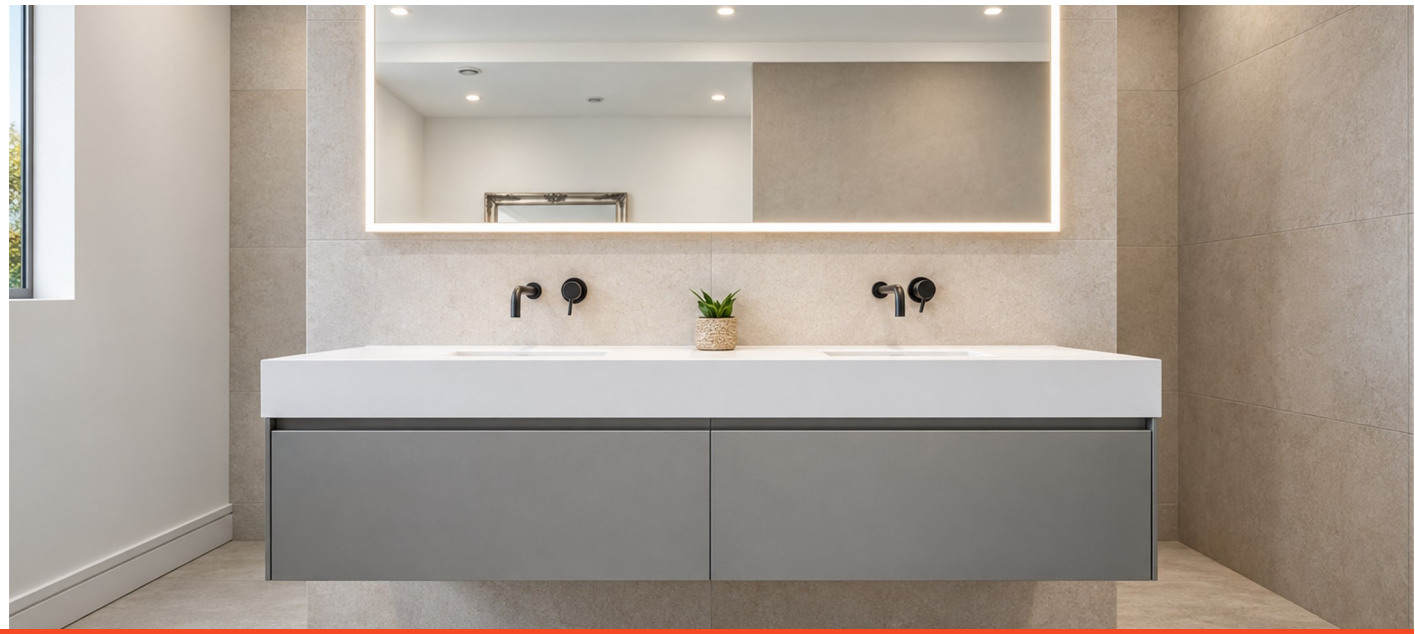
For daily requirements, the charming Canford Cliffs Village is just a short distance away, offering an upscale selection of artisan bakeries, boutique shops, bistros, and essential amenities, while the nearby village of Lilliput provides further independent dining options and convenience stores.

Close by are the area's award winning Blue Flag beaches. These world renowned sandy shorelines stretch from the iconic Sandbanks Peninsula through to Bournemouth, offering clean waters and exceptional views across Poole Harbour toward the Purbeck Hills. The sheltered harbour itself acts as a premier hub for sailing, premium marina facilities, and water sports.

The area is also a popular choice for families due to its exceptional education options. The property falls within highly sought after catchments, including Lilliput CE Infant School and Baden Powell & St Peter's Junior School, while renowned independent schools are also easily accessible.

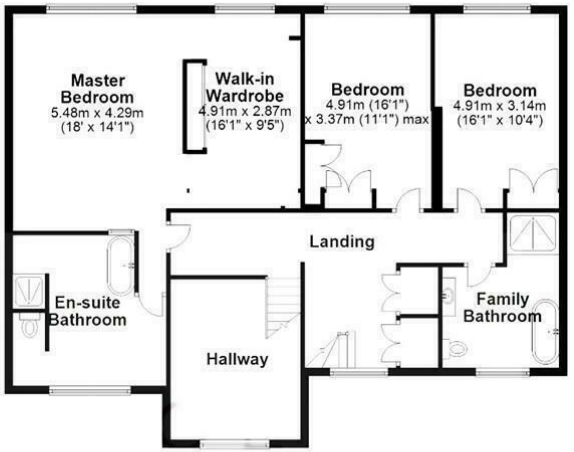
Despite its quiet setting, transport links are excellent, with mainline railway stations at both Parkstone and Branksome providing direct, regular services to London Waterloo. Excellent road connections offer an easy route out of the area toward the national motorway network, while Bournemouth International Airport and the cross channel ferry terminal at Poole Harbour provide convenient links for travel further afield.





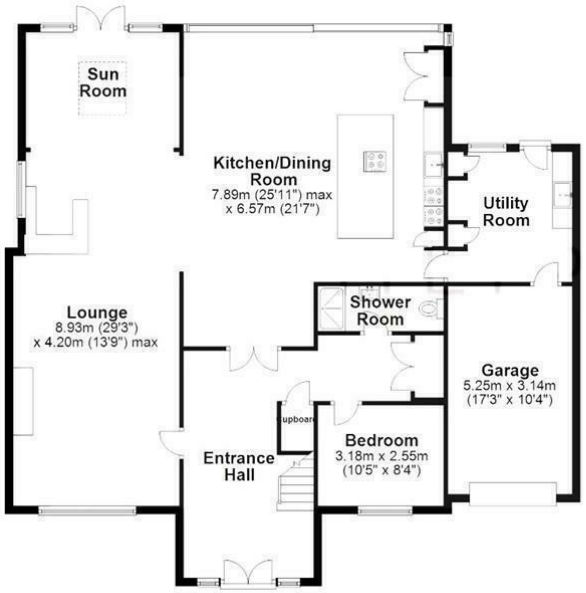
First Floor

Approx. 130.2 sq. metres (1401.0 sq. feet)



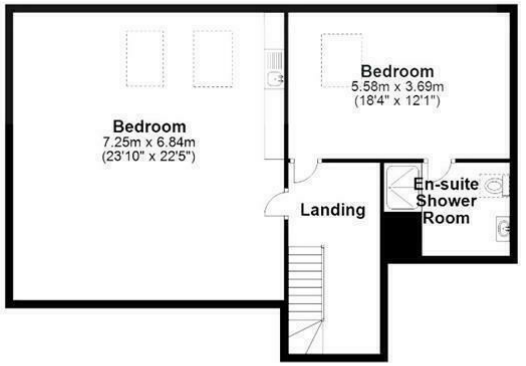
Ground Floor

Approx. 162.6 sq. metres (1750.6 sq. feet)



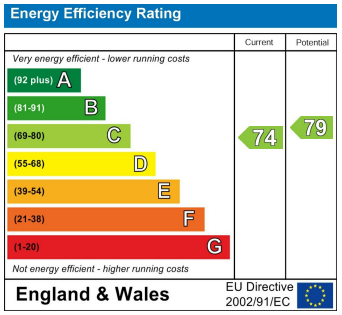
Second Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



Total area: approx. 383.1 sq. metres (4123.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Council Tax Band **G** EPC Rating **C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.