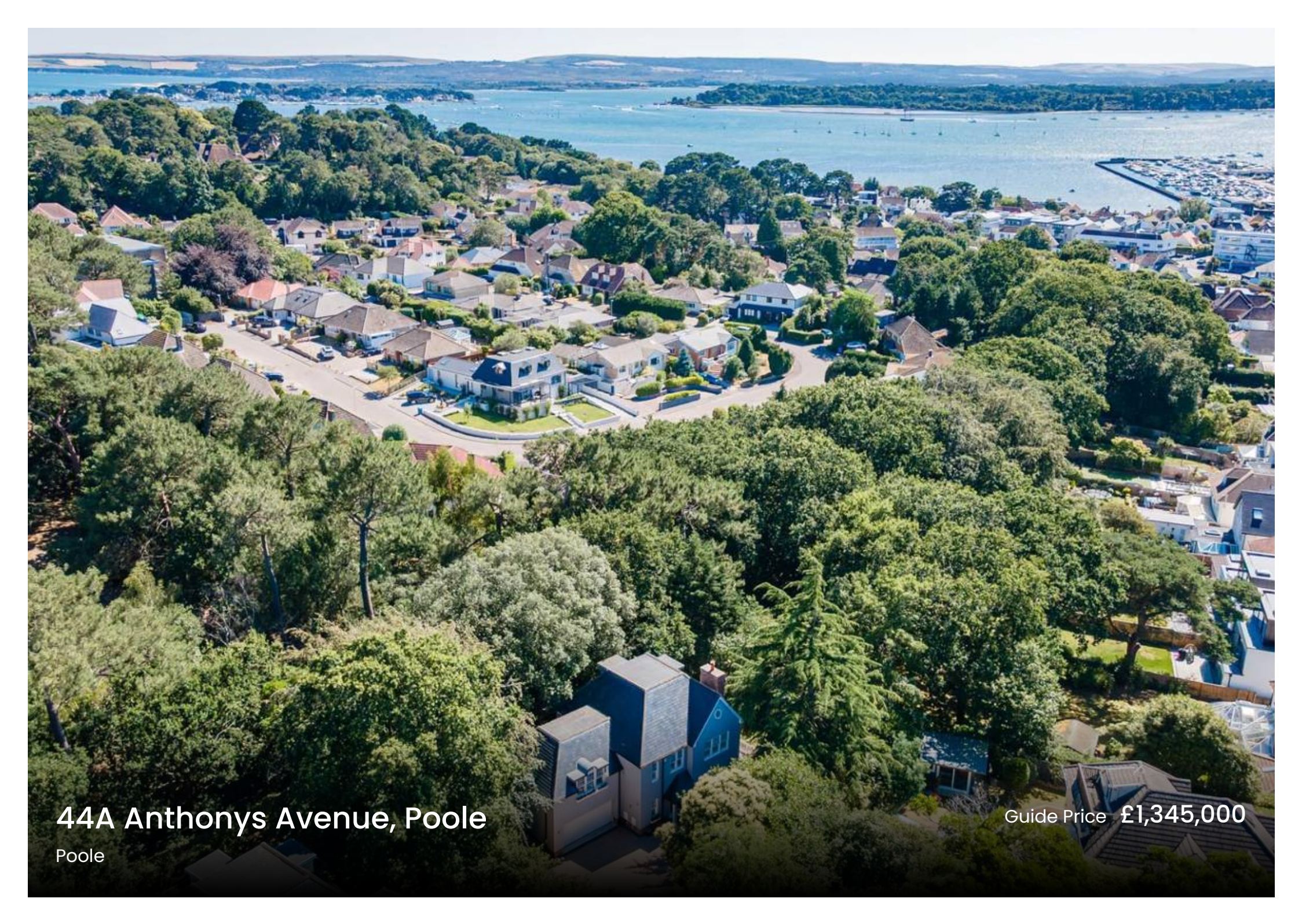




44A Anthonys Avenue, Poole

Poole

Guide Price **£1,345,000**





44A Anthonys Avenue

Lilliput, Poole

A beautifully presented detached residence offering just under 3000 sq ft of elegant light filled living space arranged over three floors. Set behind electric gates in a private secluded position, this four double bedroom, four bathroom home combines architectural charm with modern luxury throughout.

The homes New England aesthetic is reflected in its clean lines, large windows, and beautifully proportioned living space, with underfloor heating, elegantly appointed kitchen dining room and lounge. The ground floor flows effortlessly between reception rooms creating a sense of openness while still offering defined areas for relaxation. Upper floors provide spacious bedrooms, luxurious bathroom suites and dressing rooms, and elevated views over the grounds and beyond.

The outdoor studio/office extends the living environment, offering a quiet retreat separate from the main house ideal for modern flexible living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

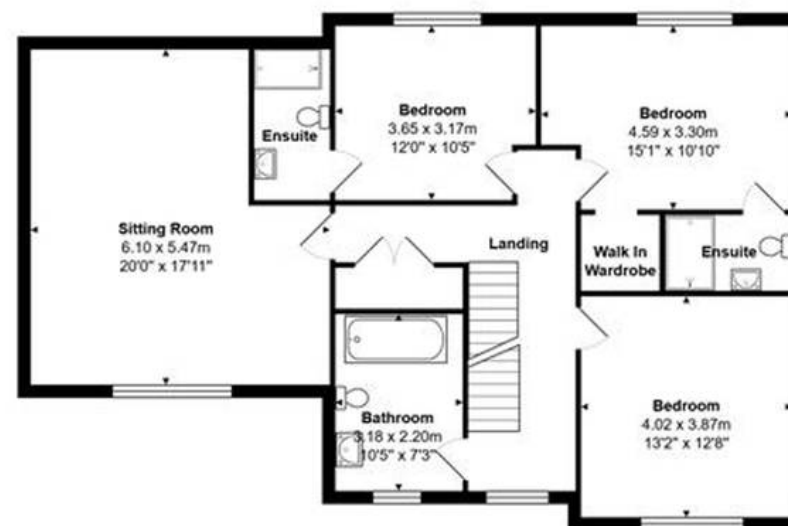
EPC Environmental Impact Rating: B



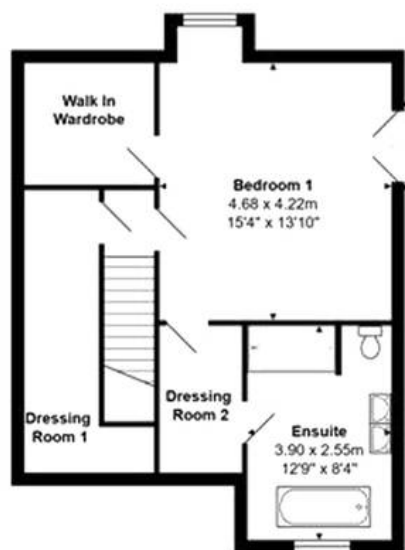




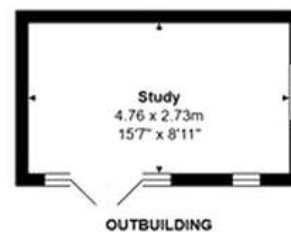
GROUND FLOOR



FIRST FLOOR



Second Floor



OUTBUILDING

Total Area: 275.5 m² ... 2965 ft²

All measurements are approximate and for display purposes only





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