



SPUR ROAD, PENN
HILL











DETAILS

Situated in the highly sought-after Penn Hill area, The Corner House is an exceptional detached family residence that has been extensively renovated to an exacting standard, seamlessly blending period charm with contemporary luxury.

Occupying a prominent corner plot, this impressive 4/5-bedroom home has been thoughtfully redesigned to provide spacious and versatile accommodation throughout. At the heart of the property is a stunning rear extension featuring skylights, a beautifully appointed open-plan kitchen, dining and living space.

The bespoke kitchen is fully fitted with premium Neff appliances, creating the perfect environment for both everyday family life and entertaining. Large French doors lead directly onto a superb south-facing Millboard decked patio, creating a seamless transition between indoor and outdoor living and providing an ideal setting for al fresco dining and summer gatherings. A snug / cozy second reception room has been added for an additional relaxing space.

The property benefits from a comprehensive programme of improvements, including a brand-new central heating system with a Worcester boiler, handcrafted wooden doors throughout, multi fuel woodburning stove and high-quality timber windows carefully selected to complement the character and era of the home. Acoustic insulation has been installed between all rooms, enhancing comfort and privacy throughout.

The accommodation comprises four generously sized bedrooms, with the flexibility of a fifth bedroom or a home office as it currently is. Two bedrooms benefit from luxurious en-suite facilities, while a stylish family bathroom serves the remaining accommodation. A practical utility room and downstairs cloakroom further enhances the functionality of this outstanding home.

Externally, the property continues to impress. The beautifully landscaped and secure garden provides a private outdoor retreat. A double garage is complemented by additional off-street parking, offering ample space for multiple vehicles.

Ideally located in the prestigious Penn Hill neighbourhood, residents enjoy easy access to an excellent selection of local amenities, cafés, restaurants and shops. The award-winning beaches of Sandbanks and the surrounding coastline are just a ten-minute drive away, offering the very best of coastal living.

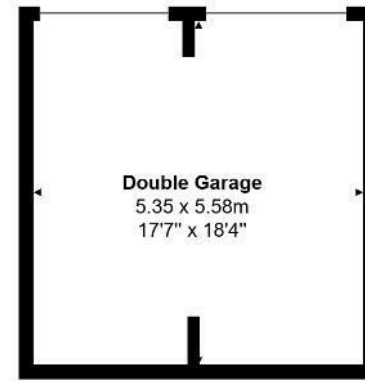
This is a rare opportunity to acquire a meticulously renovated family home in one of Poole's most desirable locations, offering exceptional quality, versatile living space and a superb lifestyle setting.

AT A GLANCE

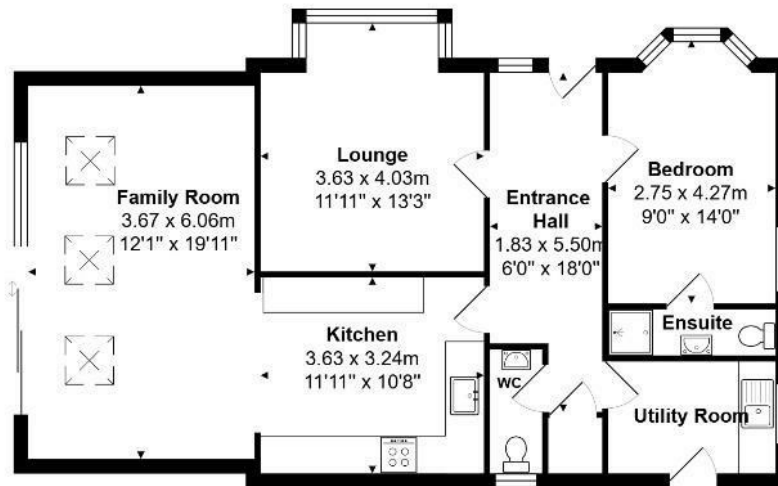
Fixed Asking Price:	£875,000
Tenure:	Freehold
Stamp Duty:	£33,750 (Main Home)
Local Authority:	BCP Council
Council Tax:	£3,518.06 per year Band F

KEY FEATURES

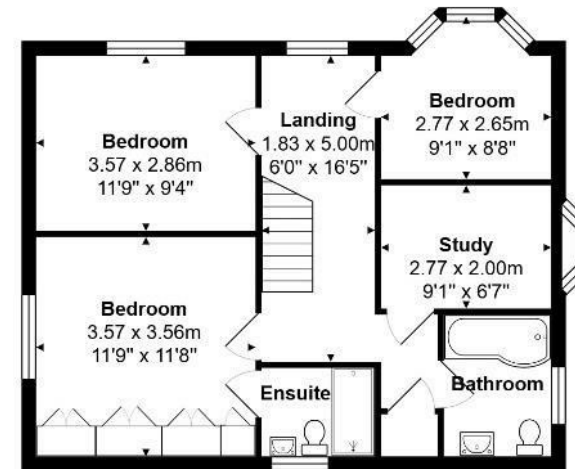
- Extremely sought after location
- Lovingly renovated detached house
- Flexible accommodation with four/five bedrooms and 3 modern bathrooms
- Fully fitted open plan kitchen / diner with Neff products
- Cozy snug
- Rear extension with sliding French doors onto a Millboard decked patio
- Beautifully south facing landscaped garden
- Double garage providing ample parking and storage
- New central heating and Worcester Boiler installed
- Acoustic insulation for reduced noise in each room



OUTBUILDING
Area: 29.8 m² ... 321 ft²



GROUND FLOOR
Area: 79.6 m² ... 856 ft²



FIRST FLOOR
Area: 55.5 m² ... 597 ft²

Total Area: 135.0 m² ... 1453 ft² (excl. Garage)

All measurements are approximate and for display purposes only

LLOYDS

Important notice Lloyds Property Sales Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs, council tax charges, stamp duty charges and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.