



1 Avalon
, Poole, BH14 8HT

Asking price £950,000



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Set within one of Lilliput's premier cul-de-sacs, this exceptional four-bedroom home occupies a private corner plot of approximately one-third of an acre, just moments from the water's edge and within walking distance of Evening Hill's panoramic harbour views across Poole Harbour, Brownsea Island and Sandbanks. The well-planned accommodation includes two reception rooms, a bright front lounge with three large windows, and a stylish kitchen/dining room with quartz worktops and integrated appliances, opening via French doors onto a rear sun terrace. Four bedrooms include a principal suite with en-suite bath/shower room, a flexible second bedroom/dressing room accessed via a reception room, a further bedroom, modern family bathroom and separate cloakroom. Extensive established grounds, ample parking for up to 11 vehicles, and excellent potential for future enhancement complete this rare and highly desirable family home.





Externally, the landscaped grounds make the most of the terrain embracing nature and providing a water glimpse and a tranquil setting to enjoy with family and friends. Also of note is a large, detached garage complete with adjacent workshop with ample parking for many vehicles and sprawling established grounds, this property offers both space and privacy, making it an ideal family home with significant potential for added value. This is a rare opportunity to acquire a beautifully positioned residence in a sought-after location, perfect for those seeking a blend of comfort and elegance in Poole.



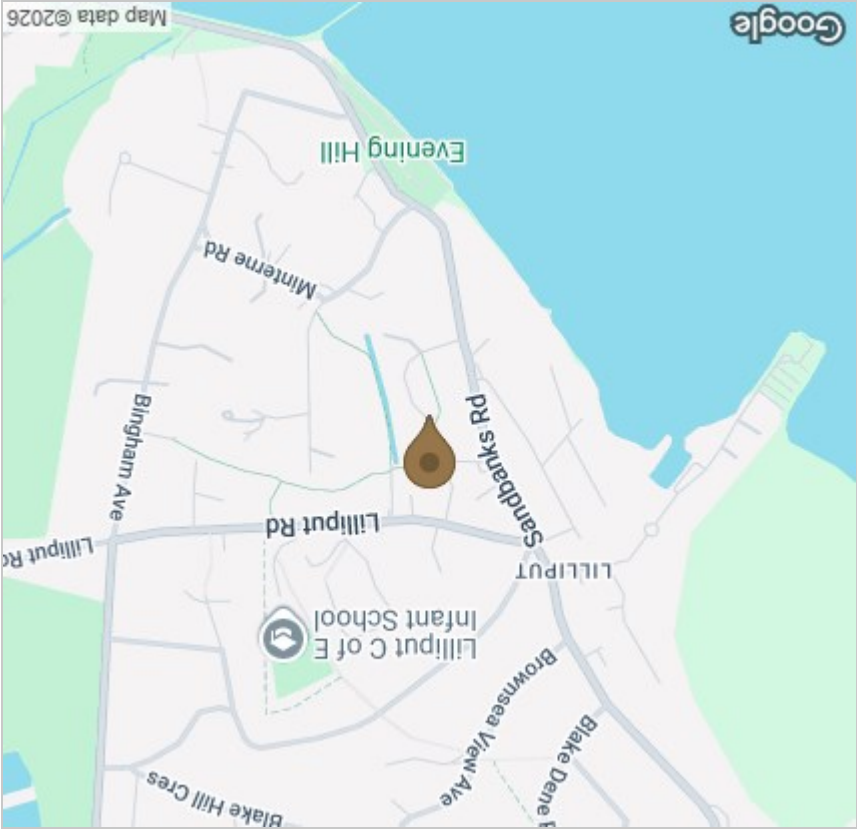
Council Tax Band F

Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.



Area Map



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| Potential | Current | EU Directive 2002/91/EC |
| England & Wales | | |
| Very energy efficient - lower running costs | | |
| A | (92 plus) | |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | |
| Not energy efficient - higher running costs | | |
| 81 | | |
| 60 | | |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

