

PS

24 Brownsea View Avenue, Lilliput, Poole - BH14 8LQ

£1,430,000

PS



## 24 Brownsea View Avenue

Lilliput, Poole

This beautifully designed detached home offers flexible, stylish living over three floors, perfectly located in the heart of Lilliput. Immaculately presented throughout with a contemporary finish, this spacious family property combines elegant interiors with exceptional outdoor space.

The heart of the home is a stunning open plan kitchen with four built-in ovens, and a dining and family area with garden views and seamless access to outdoor entertaining spaces via the large floor to ceiling doors that also have electric blinds. Plantation shutters are fitted in the majority of rooms, enhancing the light-filled, clean aesthetic, while integrated surround sound in the kitchen adds modern comfort. A separate lounge with log burner, utility room, wc, and integral garage complete the ground floor layout.

- Contemporary family home set over three floors
- Four double bedrooms, all with en-suites
- Bespoke Sharps wardrobes in two bedrooms
- Stunning open plan kitchen, dining and family room
- Separate lounge and utility room
- Hand made cupboards and wardrobes on top floor into the eaves.
- Large south/south east-facing rear garden
- Short walk to local shops and restaurants
- School catchment for Lilliput and Baden Powell
- Easy travel links to London and beyond
- Internal floorspace approx. 2,291.63 sq ft
- Council tax band G £3,999.98
- EPC Rating: C



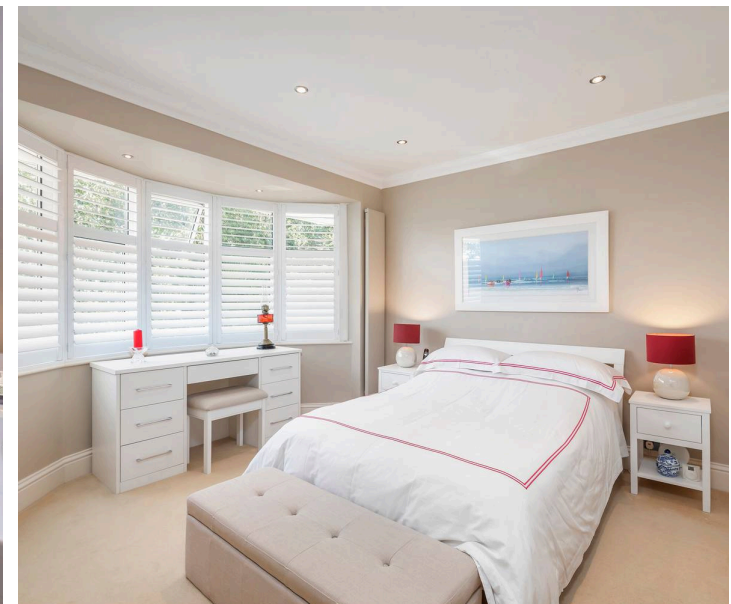
Upstairs, the first floor features three generous double bedrooms, each with its own en-suite and two having bespoke fitted wardrobes by Sharps. The luxurious bathrooms are finished with high-quality fixtures including elegant sanitary ware and stylish tiling. The top floor offers a private fourth bedroom suite with fitted wardrobes and a separate shower room ideal as a teenagers pad or home office. There is underfloor heating to all en-suites, the master bedroom and all of the ground floor except utility and cloakroom.

The outdoor space is a true standout. Professionally landscaped gardens surround the property and offer a range of zones including a large composite deck, lawn, lower patio with curved seating, and an attractive vegetable patch. Additional features include a summer house, separate decked dining area, bin store, and various seating areas that provide year-round enjoyment. Car parking on driveway for up to 4 cars plus space for a garage.

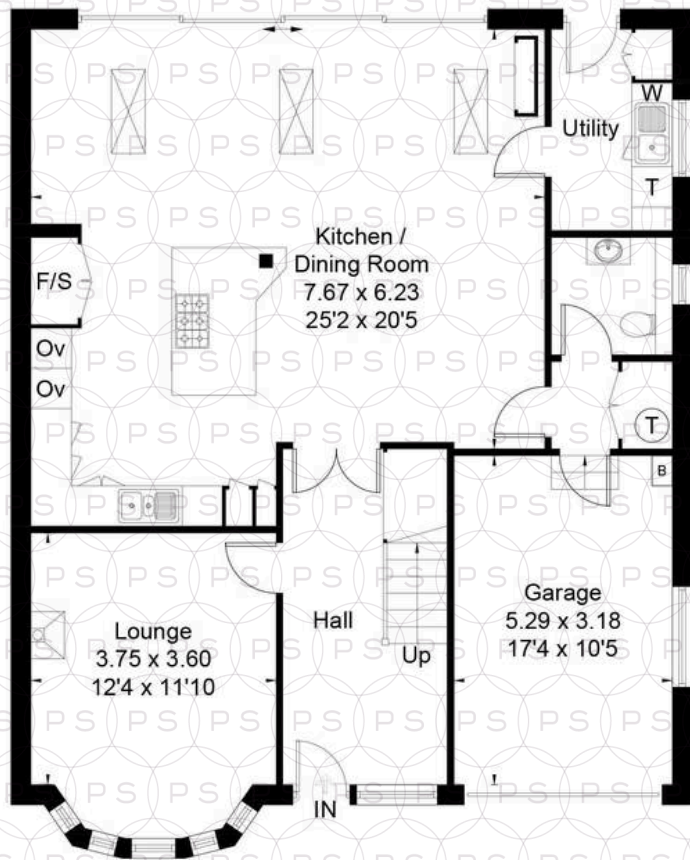
#### LOCATION:

The location is excellent within walking distance to local cafés, shops, and restaurants in Lilliput. Even though in the heart of Lilliput Village, the Avenue is extremely quiet and not subject to through traffic. Families are well placed for the sought-after Lilliput and Baden Powell school catchment. The property also benefits from proximity to Salterns Marina, Parkstone Golf Club, and the renowned Blue Flag beaches of Sandbanks. Travel links to London and beyond are easily accessible by train and road, with Bournemouth Airport nearby. Eventhough in the heart of Lilliput village, the Avenue is extremely quiet and not subject to through traffic

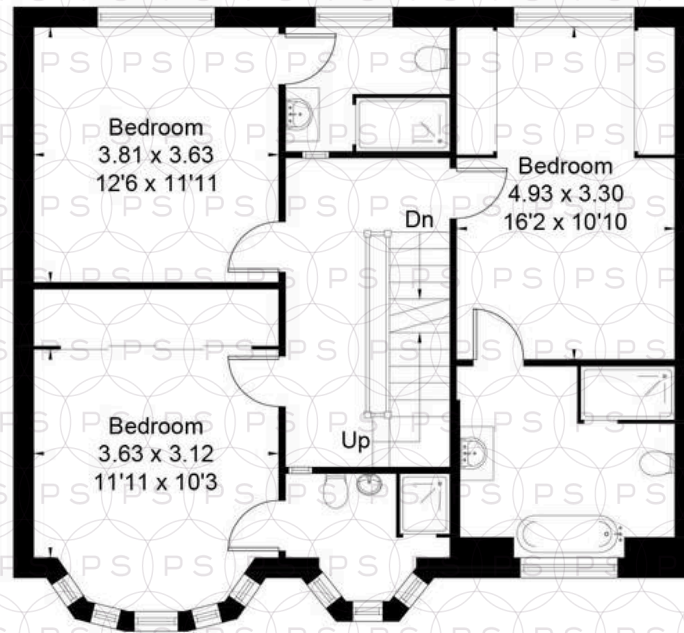
A rare opportunity to acquire a move-in ready home combining thoughtful design, family functionality, and a prime coastal setting.



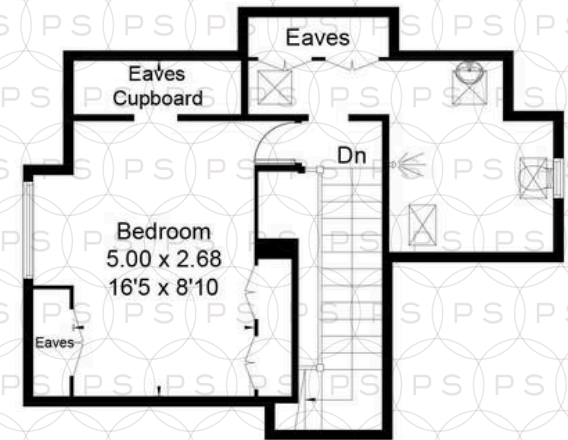
Approximate Floor Area = 212.90 sq m / 2291.63 sq ft



Ground Floor



First Floor



Second Floor





## Philippa Sole Ltd

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