



Austin Avenue | Lilliput | Poole | BH14 8HD

Offers in excess of £1,000,000

BEEZUMS

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- **EXCELLENT LOCATION**
- **FLEXIBLE INTERIOR LAYOUT**
- **LARGE SECLUDED GARDEN**
- **GENEROUS DRIVEWAY PARKING**
- **VENDOR SUITED**
- **QUIET ROAD**
- **REMODELLED IN RECENT YEARS**
- **GARDEN STUDIO**
- **LILLIPUT AND BADEN POWELL CATCHMENT**

An EXCEPTIONAL, HIGH-SPECIFICATION FAMILY HOME in a premier location, offering EXTREMELY VERSATILE ACCOMMODATION and a stunning OPEN-PLAN LIVING AREA.

SECLUDED 85FT GARDEN with STUDIO, this beautiful property sits within short walking distance of WHITECLIFF, LILLIPUT VILLAGE and THE BEACH. OUTSTANDING SCHOOL CATCHMENTS.





This exceptional family home underwent an extensive, high-specification remodelling programme in 2020/2021. It now offers expansive, light-filled, and highly versatile accommodation that can be configured to provide up to five bedrooms.

The property is ideally situated on a premier, established residential road, within short walking distance of both Lilliput and Whitecliff.

On the ground floor, the standout feature of the property and the heart of the home is a substantial, open-plan living, dining, and kitchen area. This space features solid oak flooring, underfloor heating, and sliding patio doors that open directly to the garden, making it ideal for modern family life. The fully fitted kitchen is complemented by a separate, generously sized utility room.

Additionally, this level provides two further spacious rooms that are ideal for use as formal reception rooms or extra bedrooms. These are accompanied by a dedicated shower room, a separate laundry room, and a practical storage cupboard accessed via the notably large reception hallway.

The first floor opens onto an impressive vaulted landing featuring ceiling windows and a large, walk-in linen cupboard. The principal bedroom suite benefits from a Juliette balcony overlooking the rear garden, along with a private en-suite shower room. A well-proportioned guest suite (bedroom four) also enjoys its own en-suite shower room, while the remaining two large bedrooms are served by a substantial main family bathroom.

Outside, the level and secluded rear garden extends to approximately 85 feet in length. It features a detached garage and a custom-built garden cabin equipped with power and lighting, which is perfectly suited for use as a home office, studio, gym, or hobby room. To the front, a spacious driveway provides off-road parking for multiple vehicles and leads to the garage.





Austin Avenue is situated on a premier, highly sought-after residential road within the heart of Lilliput, one of Poole's most desirable coastal suburbs.

This exceptional location offers an enviable balance of quiet, mature surroundings with a flat, level walk to the vibrant Lilliput shopping parade, providing easy access to everyday amenities including restaurants, artisanal bakeries, award-winning cafes, and essential local shops.

The area is a haven for water sports enthusiasts and those seeking a coastal lifestyle. It is located just a short distance from the shores of Poole Harbour, Salterns Marina, and the historic Parkstone Yacht Club. Close by is the beautiful waterfront at Whitecliff Park, as well as the world-renowned, golden sandy beaches of the Sandbanks Peninsula. For families, the property falls within the highly coveted school catchment area for both Lilliput First School and Baden-Powell & St Peter's Junior School.

Excellent transport links connect the area to both Poole and Bournemouth town centres, making this an ideal location for families, commuters, and downsizers alike.





Council Tax Band F EPC Rating B

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

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.

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