

61 Sherwood Avenue

Whitecliff  
Poole, Dorset  
BH14 8DJ



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*Guide price £1,395,000*

This magnificent home offers a great opportunity to live in one of the area's most sought after locations. From a grand entrance hallway, panoramic harbour views, open plan layout, and south facing garden, this property truly offers a fabulous lifestyle with all the modern finishes one would expect.

## *Summary of Accommodation*

Over 3100 sq ft

Large landscaped garden

Panoramic Harbour views

Five bedrooms & three bathrooms

Solar heating with air source pump

Open plan kitchen/diner/family room

Lilliput & Baden Powell school catchment

Built 2021 with remainder of builder guarantee





Positioned within a prime waterside location, this immaculate home boasts a grand entrance hallway that immediately showcases what a luxurious home this is. With an abundance of natural light flooding through, the panoramic views of Poole harbour, Brownsea Island, and the Purbeck hills beyond truly mesmerise.

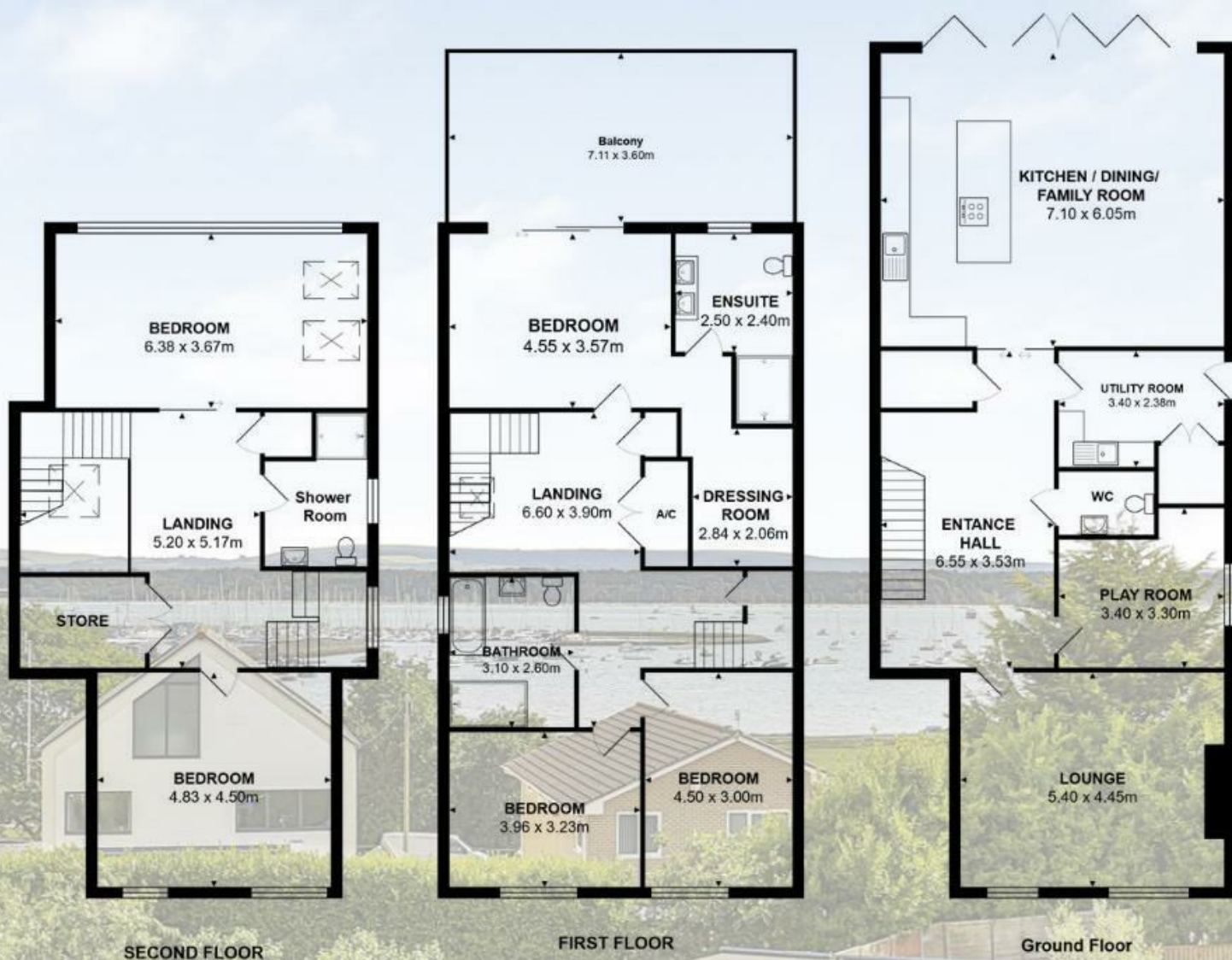
The home features three well-appointed reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Each room is designed to create a warm and inviting atmosphere, allowing for versatile use whether it be for formal gatherings or casual get-togethers.

With three modern bathrooms, morning routines and family life are made effortless, ensuring convenience for all the family. The thoughtful layout of the house enhances its appeal, making it a delightful place to call home.



Moving outside, the property continues to impress with its exquisite outdoor space. A well-maintained garden to the rear offers a private sanctuary, ideal for both relaxation and outdoor dining. Set against the backdrop of the majestic views, this outdoor haven is the perfect place to unwind and bask in the tranquillity that this location affords.

Additionally, the property includes parking for multiple vehicles.



Total Area: 292.9 m<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

61 Sherwood Avenue

LOCATION

BH14 8DJ

TOTAL FLOOR AREA

3153.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3633

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*