

# PRIME COASTAL PROPERTY

BY LOLA MAY



BRUDENELL AVENUE, POOLE, BH13 7NW

Guide price £3,500,000



# BRUDENELL AVENUE

POOLE, BH13 7NW

- Expansive living space with stunning terraces and balconies
- Close proximity to Sandbanks, Poole Harbour and beautiful beaches
- Multiple reception rooms, including a veranda with garden view
- Prime location backing onto nature reserve and close by to championship golf course
- Secure gated entrance with ample parking and triple garage
- Six bedrooms, five with en-suite facilities, including a lavish principal suite

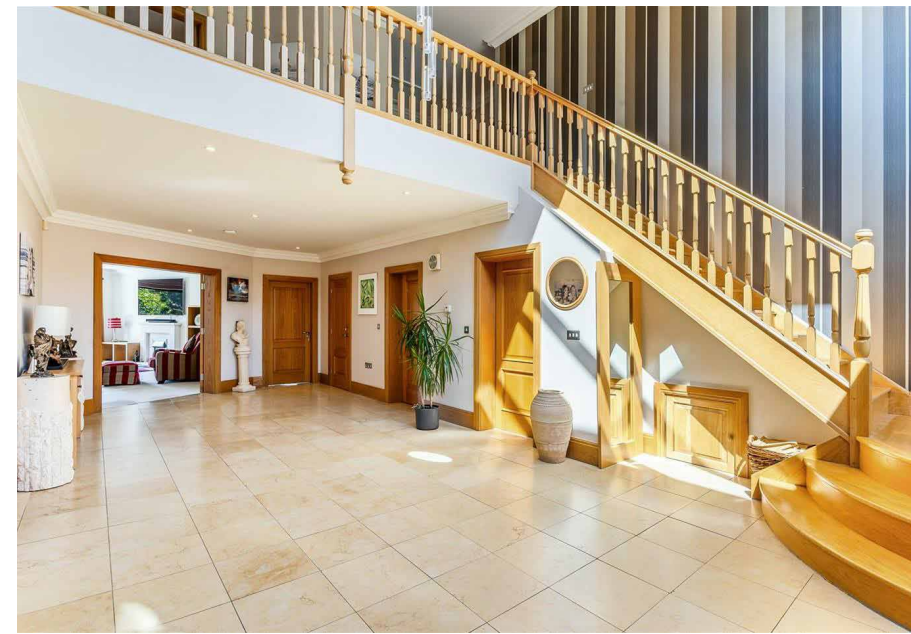
Introducing an extraordinary property nestled in one of the most coveted roads in the area. This exquisite home boasts meticulous design, luxurious features, and an unparalleled attention to detail. Situated adjacent to a serene nature reserve and neighbouring a picturesque golf course, the location of this property is truly exceptional.

Just moments away, you will find the renowned Sandbanks beach, breath-taking Poole Harbour, and the convenient amenities of Canford Cliffs and Lilliput.

As you enter through the electric gates, ample parking welcomes you at the front of the property. Additionally, a unique advantage awaits with a side access via electric doors leading to the wrap-around driveway and triple garage, offering exclusivity and ultimate privacy.



Guide price £3,500,000



Step inside to be greeted by a magnificent hallway and galleried landing, creating a sense of spaciousness and grandeur. The entrance is generously proportioned, adorned with feature windows that bathe the space in natural light. The layout of this stunning home seamlessly flows over three floors, providing a comfortable, relaxing, and truly fabulous living experience.

The expansive living accommodation exceeds an impressive 5350sqft, while the addition of fabulous terraces, balconies, and a triple garage offers approximately 1,419sqft more.

On the first floor, you will find four exceptional reception rooms, perfect for entertaining and relaxing. The main reception room boasts a truly fabulous 31'9ft x 23'2ft room, complete with sliding patio doors that open onto a magnificent veranda. This veranda, overlooking the lush garden and adjacent nature reserve, serves as the heart of this family home.



The spacious kitchen/diner is fully fitted with high-quality appliances and features its very own breakfast bar. With double access via doors to a front patio or a door leading to the veranda at the rear, this kitchen/diner offers both convenience and versatility. Next door, the inviting dining room presents a beautiful design that further enhances the splendour of this residence. With double doors and windows leading to the main reception/family room, it creates a separate yet connected space, perfect for socialising with family and friends. The entrance hall on this level also leads to a good-sized utility room with access to the side of the property, as well as a well-equipped WC.

A separate study, with access to the veranda, offers a fabulous space to work while enjoying the stunning garden views. Furthermore, the lounge, dining room, kitchen, study and main bedroom of this property have been equipped with a fully integrated sound system.

Descending the stairs, you will find the property's very own cinema room, designed to immerse you in a true cinematic experience. Other features on this level include a boiler room, a statement triple garage with electric doors, and a convenient storage room just outside the garage.

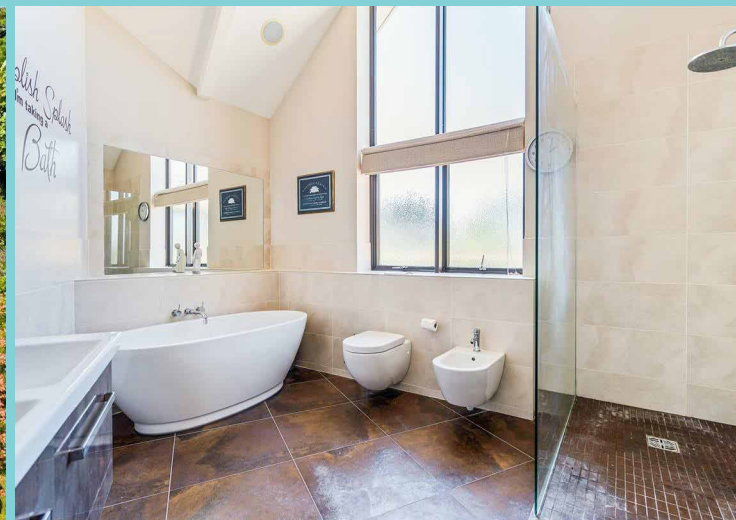
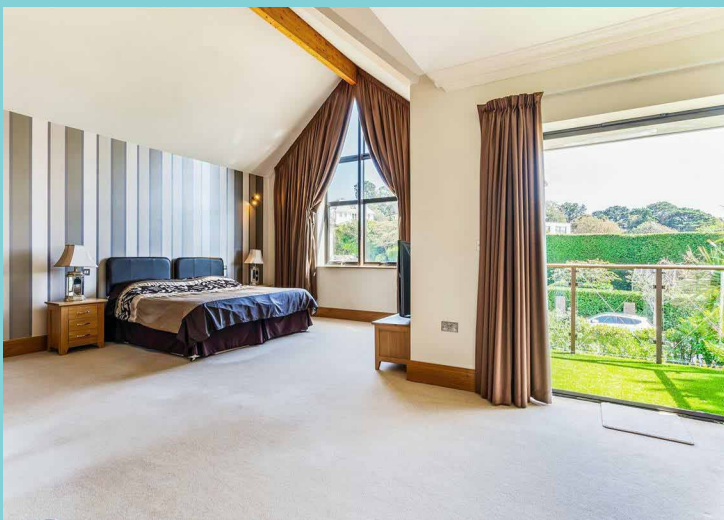
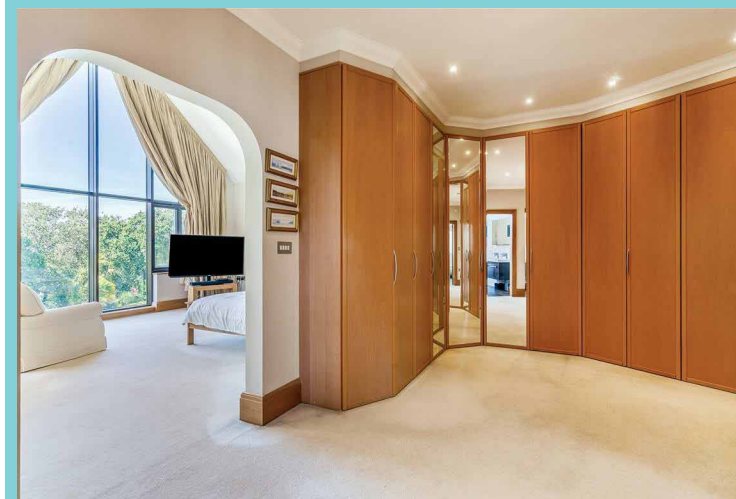


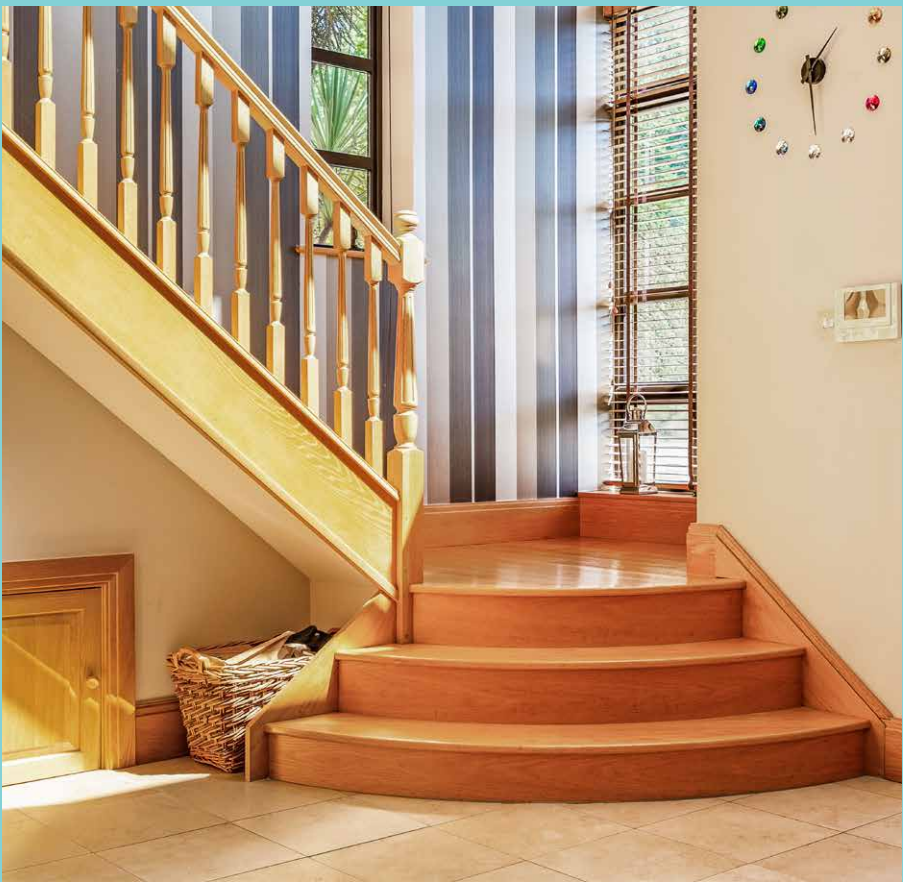
Upstairs on the second floor, six bedrooms await, with five of them boasting en-suite facilities. The principal suite offers floor-to-ceiling vaulted feature windows and ceiling beams that frame breath-taking views of the garden and nature reserve. Additionally, a balcony provides the perfect spot to further appreciate these remarkable surroundings. The principal suite also features a well-appointed walk-in dressing room fitted with Hülsta wardrobes and a stunning ensuite, characterised by high ceilings and inspiring architecture.

A further four generously sized double bedrooms, complete with fitted wardrobes, offer peaceful views of either the beautiful garden and nature reserve or the front of the property. One of these rooms even features a charming AstroTurf balcony. Furthermore, there is a sixth double bedroom, currently utilised as a nursery room, showcasing the thoughtfully designed layout of this fantastic family home.

The outdoor spaces of this magnificent home are truly outstanding, exemplifying a perfect balance between a manicured lawn and the natural beauty of Luscombe Valley's 10 acres of lush greenery. The garden itself is a masterpiece, expertly designed by a Chelsea Flower Show winner. The vast plot in total covers an approximate 0.55 acres. Notably, a rare and magnificent South African Silk Tree graces this exceptional garden, adding to the uniqueness and allure of the property.

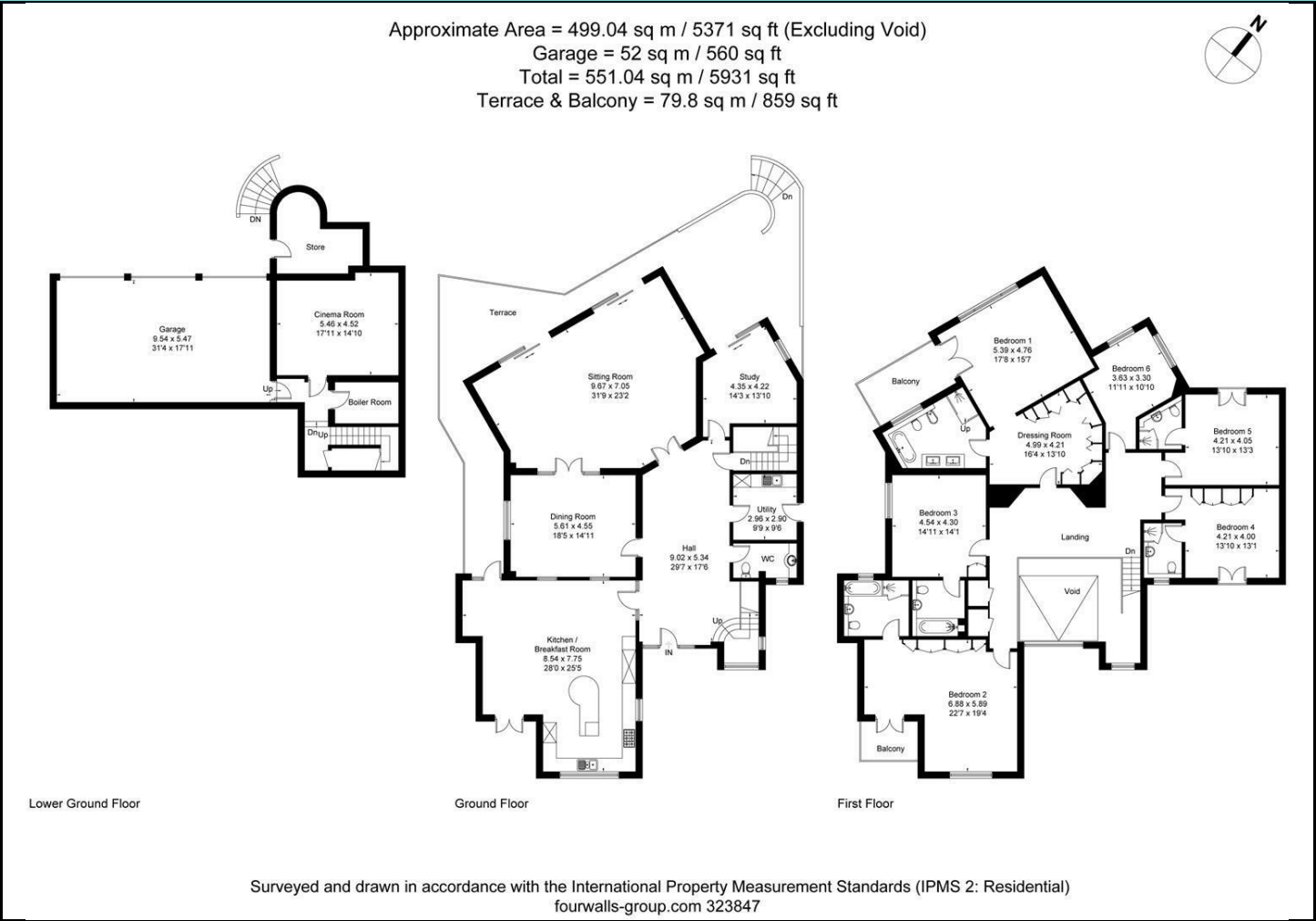
This beautiful property offers an incredible opportunity for those seeking a harmonious blend of proximity to Sandbanks' Blue Flag beaches and water sports activities, whilst also valuing a peaceful and private home life. With top class restaurants, breathtaking natural beauty, a championship golf club, and the widely renowned yacht clubs in proximity, this home truly allows you to have it all. Embrace the idyllic lifestyle and scenic surroundings that this remarkable property has to offer, all within the confines of a private gated driveway.







FLOOR PLANS

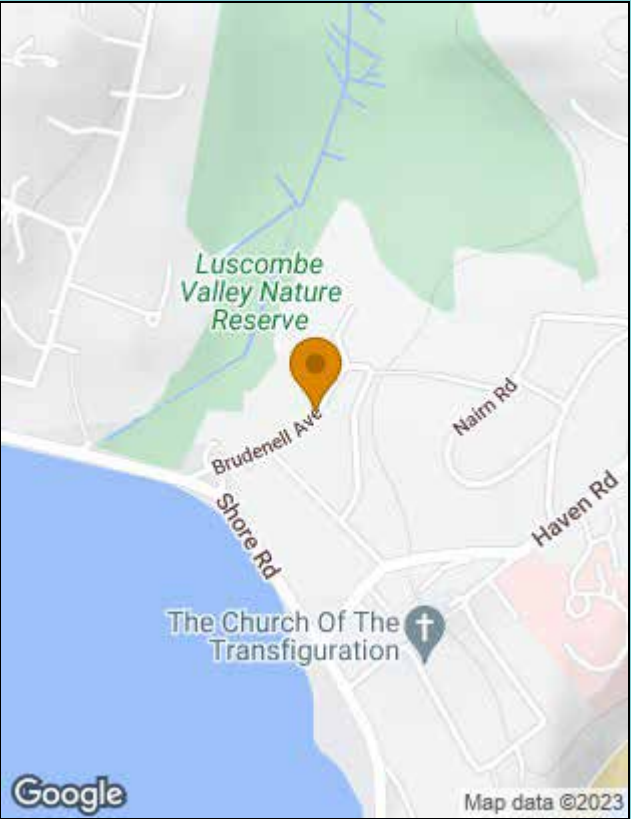


VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LOCATION MAP



ENERGY PERFORMANCE GRAPH

