

Spur Hill Avenue, BH14



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ESTATE AGENTS

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What it's got.

Step inside this truly exceptional four bedroom family home, where timeless charm meets contemporary style in every corner. Immaculately presented throughout, this substantial property has been lovingly maintained by the same owners for over twenty years, offering a rare opportunity to secure a residence with genuine character and warmth.

The impressive entrance reception sets the tone, welcoming you with a sense of space that continues throughout the home, while the expansive landing upstairs adds to the feeling of openness complemented by a stylish herringbone antico floor that flows seamlessly into the heart of the home. The ground floor boasts two inviting reception rooms, perfect for both relaxing evenings and gatherings. The kitchen/diner is a true standout, offering ample room for family meals or entertaining friends, and comes complete with a practical utility room. Then a convenient downstairs shower room completes this floor.

Upstairs, four generously proportioned double bedrooms provide flexible accommodation for growing families or guests, while two modern bathrooms (including a luxurious en-suite) ensure comfort and privacy for all. The property is brimming with thoughtful touches and quality finishes, from elegant period features to modern built in wardrobes, creating a unique blend of classic and modern living. There is also exciting scope for a loft conversion (subject to the usual consents), allowing you to further tailor the space to your needs.

The garden has been beautifully landscaped with some mature tree, shrub and flower borders, ideal for hosting BBQ's and socialising. The oversized garage and driveway provide ample parking and storage solutions, making day-to-day life effortlessly easy. The modern driveway provides off road parking for several cars.

Situated in a favoured school catchment area, this home is perfect for families seeking outstanding educational options, with local amenities and excellent transport links close by for added convenience. This is a home that truly stands out for its generous proportions, stylish presentation, and enduring appeal - ready to welcome its next chapter.





What the owner says.

“We have spent 21 happy years living in this house and we have been fortunate in having very good neighbours throughout this time. We have enjoyed the outdoor lifestyle that this property offers and the house lends itself well to entertaining family and friends. Our own family have all grown up and moved away, so now is the time for us to downsize. We will be looking for a smaller property nearby.

We have enjoyed living in this location because it is near enough to the beautiful beaches and open areas such as Whitecliff Park and the chines but we are not affected by tourist traffic or parking issues related to tourism. A walk through the nearby chine takes us straight to the beach in half an hour. The local schools and transport connections are also very good.

Penn Hill offers restaurants, bars and a variety of shops and a lovely bakery. Ashley Cross Village with its array of shops, art galleries, coffee shops and restaurants is nearby and there are supermarkets just a short drive away.

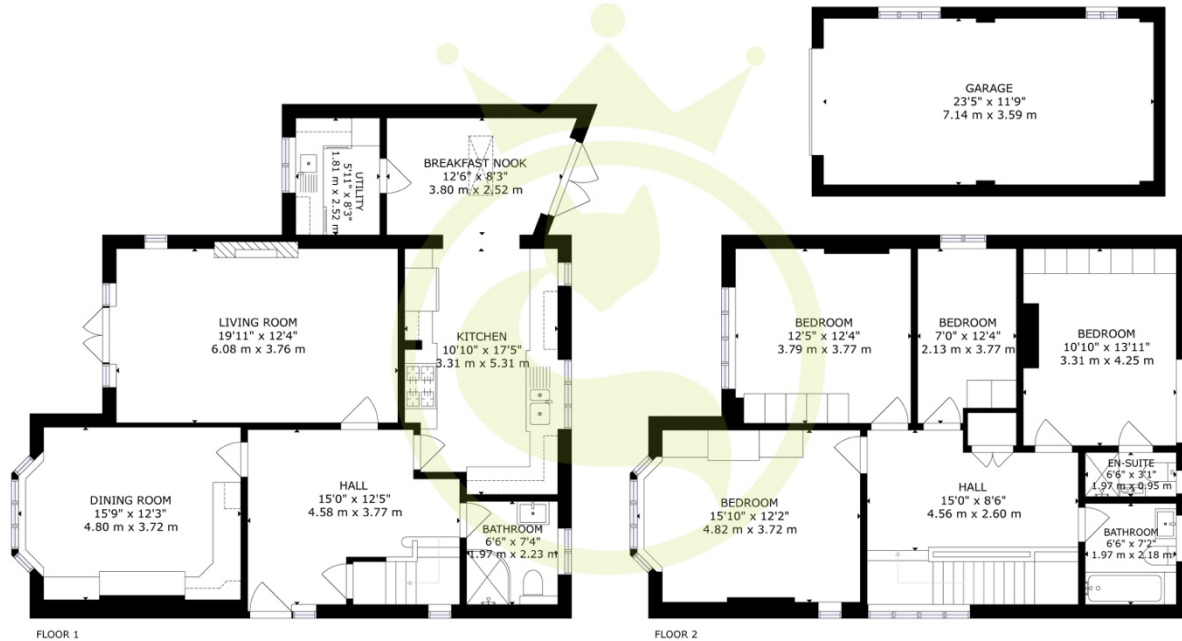
We hope that whoever lives in this house next enjoys it as much as we have.”

Where it is.

Penn Hill is one of Poole's most sought-after residential locations, renowned for its vibrant village atmosphere, excellent schools and convenient access to both Poole and Bournemouth. The area offers an excellent selection of independent cafés, restaurants, boutiques and everyday amenities, creating a thriving community feel.

Surrounding areas including Branksome Park, Canford Cliffs, Ashley Cross and Lower Parkstone provide a wealth of leisure opportunities, from award winning beaches and scenic coastal walks to championship golf courses and yacht clubs. Commuters benefit from nearby rail links at Parkstone and Branksome stations, offering direct services to London Waterloo, while excellent road connections provide easy access across Dorset and beyond.

Combining a prestigious setting with outstanding amenities and a relaxed coastal lifestyle, Penn Hill remains one of the South Coast's most desirable places to live.



GROSS INTERNAL AREA
 FLOOR 1: 1033 sq.ft, 96 m², FLOOR 2: 863 sq.ft, 80 m²
 EXCLUDED AREAS: GARAGE: 264 sq.ft, 25 m²
 TOTAL: 1896 sq.ft, 176 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 1896 Sq. Ft in accommodation
- Immaculately presented throughout
- Four double bedrooms
- Two reception rooms
- Beautifully landscaped garden
- Lots of charm & character
- Three bathrooms
- Good sized kitchen/diner plus utility room
- Driveway and oversized garage

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.