



Compton Avenue, Lilliput

£900,000

A substantial detached family home benefitting from direct access via the rear garden onto the prestigious Parkstone Golf Course. The plot is approximately a quarter of an acre with electric double gates securing the large block paved driveway, landscaped expansive rear garden with a large decked area leading onto a landscaped lawn & wooded area. The accommodation is versatile offering four bedrooms, three bathrooms, a large modern fully fitted kitchen dining room, vast open plan living room/play room/dining room and downstairs wc. Baden Powell school catchment. No forward chain.

Poole | 01202 733000 | pennhill@winkworth.co.uk



KEY POINTS

- Stunning four bedroom detached family home backing onto Parkstone golf course
- Direct access to golf course through rear gate
- Beautiful views over golf course from first and second floors
- Set on approximately 1/4 acre plot
- Four double bedrooms and three bathrooms
- Expansive open plan living area
- Modern kitchen breakfast room
- Large loft room/fourth bedroom and en-suite shower
- Secure gated in and out driveway with off road parking for multiple vehicles
- Spacious integral garage
- No forward chain
- Baden Powell school catchments

LOCATION

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills. Lilliput Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.

SCHOOL CATCHMENT

Baden Powell

TENURE


Freehold

COUNCIL TAX

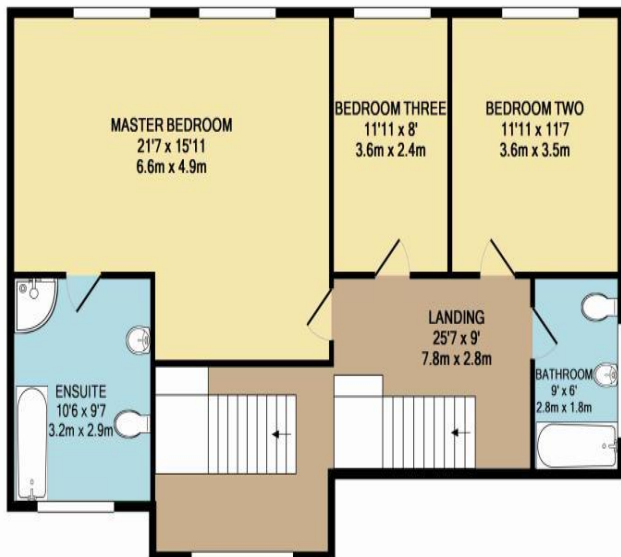
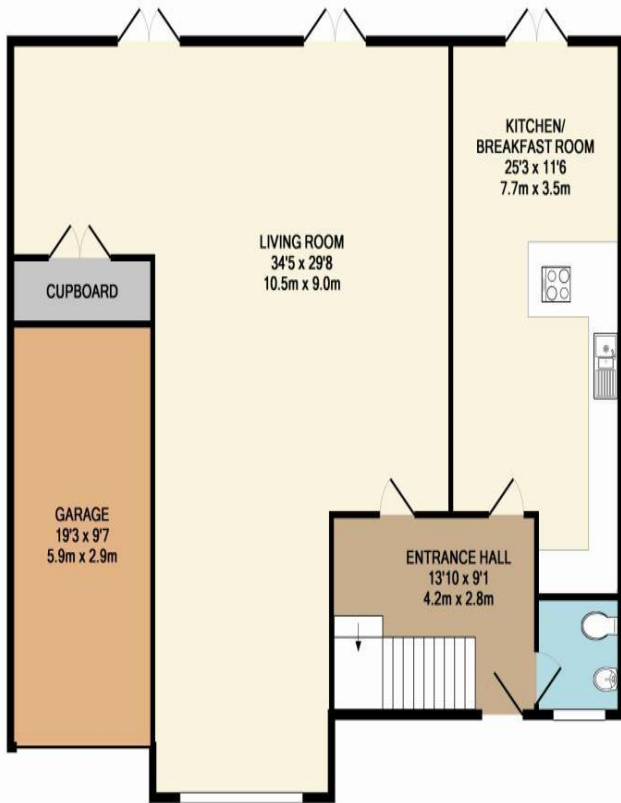
Band G, £2798.27 per annum

LOCAL AUTHORITY

Poole

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





TOTAL APPROX. FLOOR AREA 2718 SQ.FT. (252.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016