



## CLIEVEDEN, THE AVENUE, POOLE, BH13

### £695,000 SHARE OF FREEHOLD

This incredibly well presented mews house is situated in a prime location being within walking distance of the award-winning sandy beaches and having both Westbourne Village and Canford Cliffs Village within easy reach. Accommodation includes four bedrooms, three en-suites and a further shower room, two reception rooms, a spacious kitchen breakfast room and a south facing garden. A viewing of this unique property is highly recommended.

Four bedrooms | Four bath/shower rooms | Two reception rooms | Ground floor WC | Dressing room to master bedroom | Kitchen breakfast room | Close to award winning beaches | Situated between Westbourne Village and Canford Cliffs | South facing garden

Westbourne | 01202 767633 |

Winkworth



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The property is accessed via its own private entrance which leads into the entrance hallway which provides access to all principal rooms. The kitchen is fitted with a range of both floor and wall mounted cupboard and drawer units including a range of integrated appliances and there is a small breakfast bar area. The lounge is a spacious room with plenty of space for a large sofa suite and opens into an incredibly bright sun room overlooking the gardens. There is also a utility room and a separate WC on the ground floor.

On the first floor, there are two double bedrooms, both of which are en-suite and the master bedroom has the lovely feature of a walk-in dressing room.

The second floor accommodation comprises two further double bedrooms, one of which has an ensuite shower room and the other being served by a separate shower room.

Outside, there is a south facing garden and due to the house occupying an enviable corner position, the garden spans to the side and rear of the property. There is a carport allocated to the house within the grounds and further visitor parking spaces available.

Approximate Area = 169.3 sq m / 1822 sq ft  
 Including Limited Use Area (4.3 sq m / 46 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

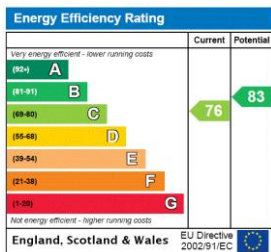
**COUNCIL TAX BAND:** F

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**AT A GLANCE**

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- Two reception rooms
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