

PS



64 Spur Hill Avenue, Lower Parkstone, Poole, BH14 9PJ

£975,000

PS



64 Spur Hill Avenue

Penn Hill

Positioned within a well established residential setting, this detached house offers a composed and characterful interior, centred around scale and natural light. Set within a mature south-west facing plot, the garden and patio extend the living experience outdoors, creating a setting that feels both tranquil and connected. Suited to buyers who value proportion and the opportunity to refine over time, the house retains a strong architectural identity.

- Detached house in a sought after residential setting
- Opportunity to refine over time into a wonderful family home
- Originally four bedrooms, now arranged as three bedrooms
- Impressive entrance hall with curved bay feature
- Separate kitchen, living and dining rooms with french doors to garden
- Strong architectural identity with character features
- Large family bathroom plus en suite to second bedroom
- Large south-west facing private garden
- Garage and off road parking for multiple vehicles
- Double glazed
- Total Internal Area: Almost 1,589 sq.ft
- Freehold
- Council Tax Band G £3,999.98
- EPC Rating E



ABOUT THIS PROPERTY:

An impressive entrance hall defines the arrival, generous in scale and setting the tone for the accommodation that follows. A corner bay window introduces a distinctive feature, echoed in the bedroom above and reinforcing the home's original design language. The main living room is calm and well balanced, while the dining room sits separately with French doors opening onto the garden, creating a natural connection to outside space. The kitchen includes space for a table and chairs, supported by an adjoining utility area, with a cloakroom completing the ground floor.

Upstairs, the layout has evolved from four bedrooms to three, allowing for a larger family bathroom. The second bedroom benefits from an en suite, offering flexibility for guests. Double glazing throughout adds to the overall practicality.

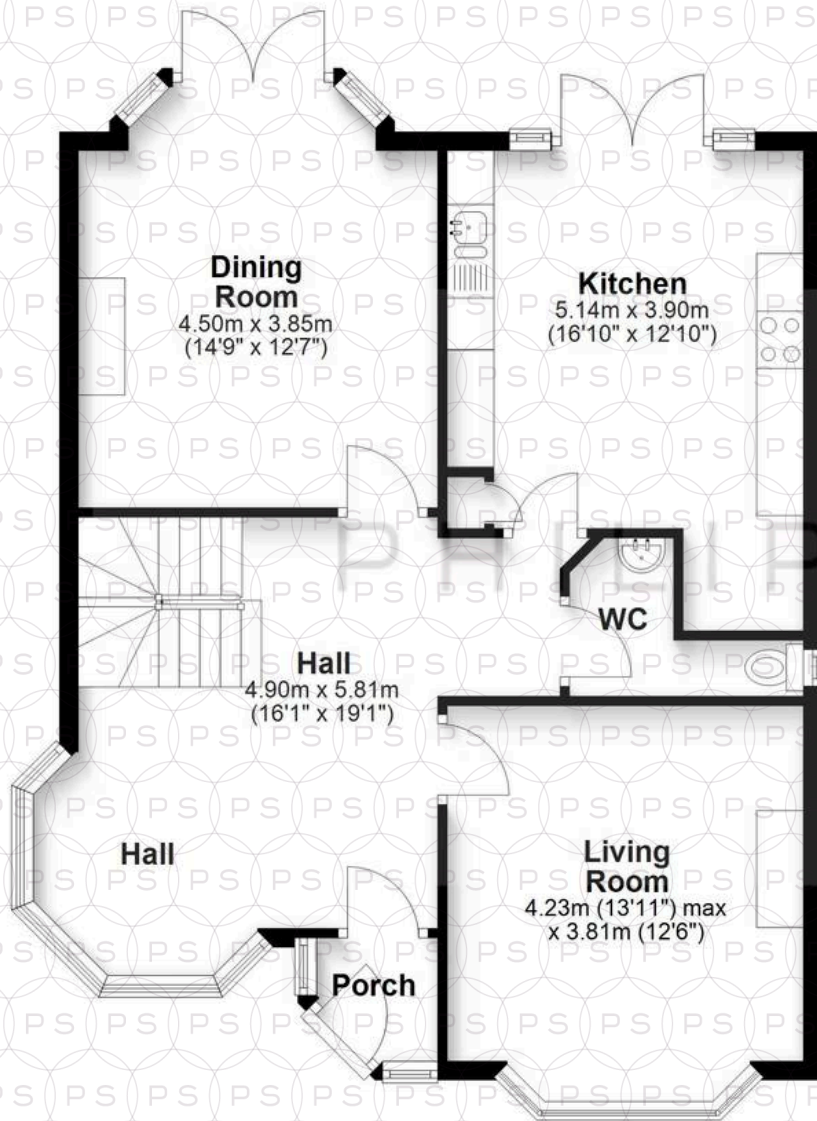
Externally, the south west facing garden enjoys consistent light, with a patio arranged for outdoor dining, enhanced by an electric wall mounted heater and a stone water feature. The garden is secure and mainly laid to lawn, rising via steps to an upper section, both bordered by mature planting. A path leads to a timber shed and a summerhouse beyond. To the front, the house is set back behind a garden with a long driveway leading to a car port and a separate single garage with power, lighting, an handy inspection pit and a rear window.

LOCATION:

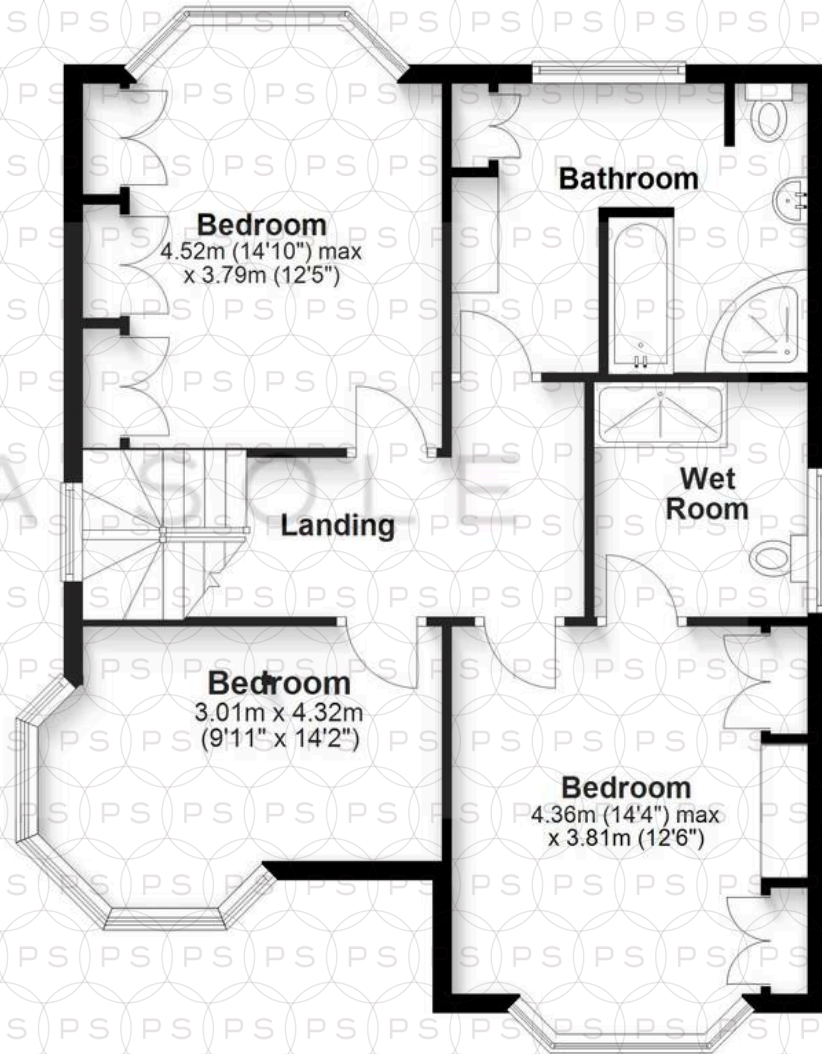
Within easy reach of Penn Hill Village, the area offers a selection of cafés, restaurants and everyday amenities. A wooded path through Branksome Chine leads to the beach, passing tennis courts and a café along the way. Transport links are well established, with buses from Penn Hill and rail connections from Parkstone and Branksome reaching London Waterloo in around two hours.



Ground Floor



First Floor



Total area: approx. 147.6 sq. metres (1588.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

64 Spur Hill Avenue, -



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.