

PS

64 Spur Hill Avenue, Lower Parkstone, Poole - BH14 9PJ
£899,950

PS



64 Spur Hill Avenue

Penn Hill

Positioned within a well established residential setting, this detached house offers a composed and characterful interior with plenty of 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
- Vendors suited
- Freehold
- Total Internal Area: Almost 1,589 sq.ft
- Council Tax Band G: £3,999.98
- EPC Rating: E



ABOUT THIS PROPERTY:

An impressive entrance hall defines the arrival, unusually 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 well balanced and calm, while the dining room sits separately, with French Doors opening directly onto the garden. This creates a natural connection to the outside space, particularly suited to warmer months and informal entertaining. The kitchen is arranged with space for a table and chairs, forming an everyday hub, supported by an adjoining utility area for practical use. A cloakroom completes the ground floor. Upstairs, the property is configured to three bedrooms, which allows for a significantly enlarged family bathroom. The second bedroom benefits from its own en suite, offering flexibility for guests or independent use. Double glazing throughout adds to the overall practicality.

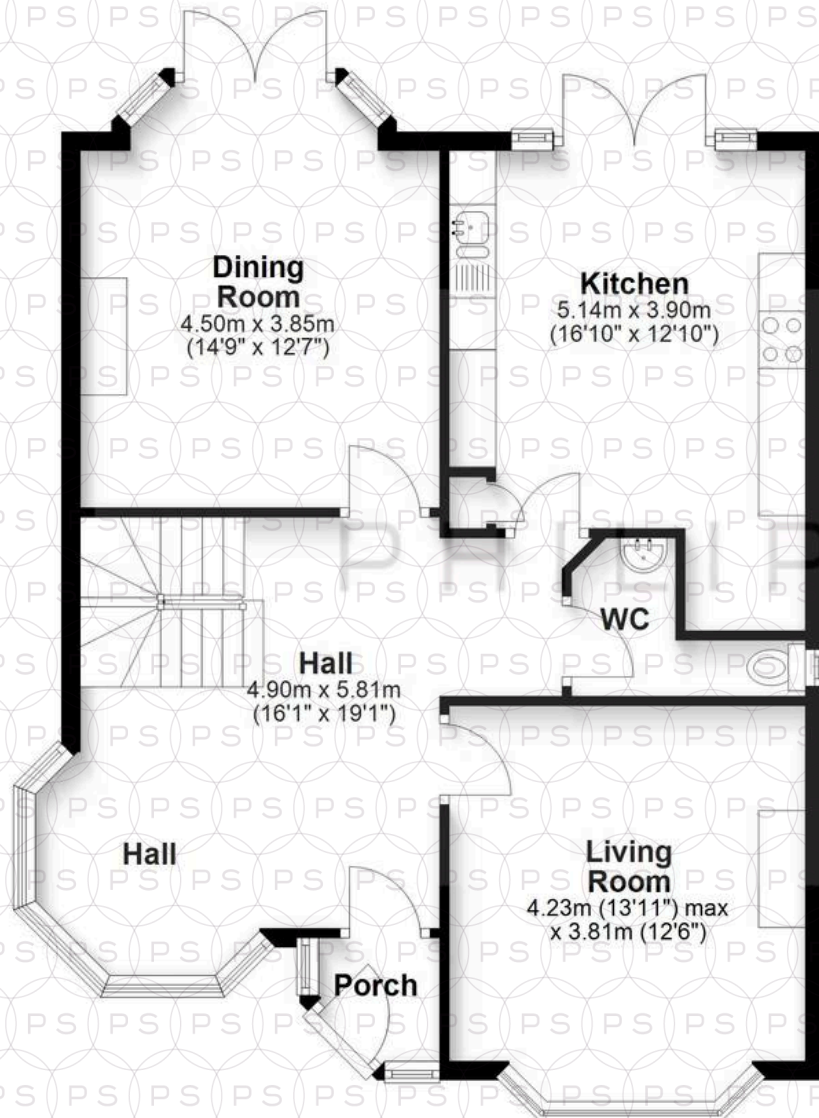
Externally, the south west facing garden is arranged to enjoy consistent light throughout the day, with a patio positioned for outdoor dining and enhanced by an electric wall mounted heater and a stone water feature with power. The garden is secure and predominantly laid to lawn, rising gently via two steps with handrails to an upper section, both levels bordered by established shrubs that provide a natural sense of enclosure. A path runs up the side of the garden to a timber shed and a summerhouse sits beyond within the upper lawn. To the front, the house is set back from the road behind a gravelled garden bordered by a low feature wall. A long driveway, leads to a car port for one car and a separate single garage with up and over door, work benches, a full depth inspection pit, power, lighting and a double glazed rear window.

LOCATION:

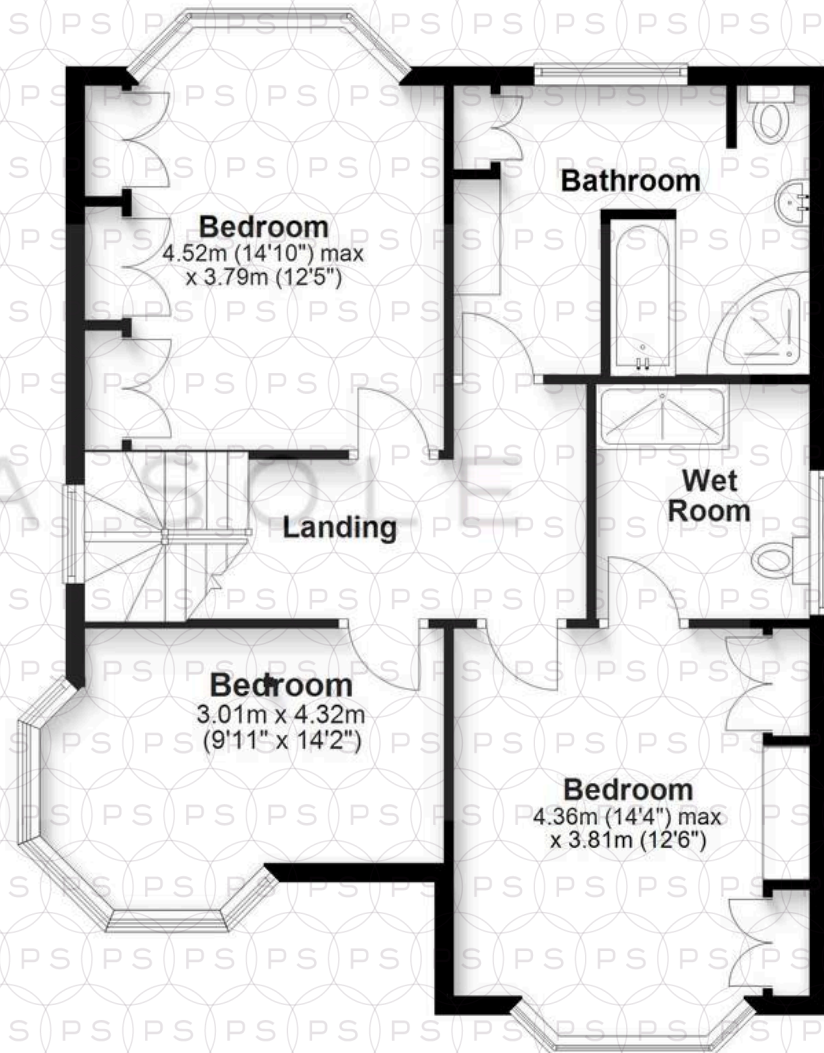
The property is within easy reach of popular Penn Hill Village, offering a selection of cafés, restaurants and everyday amenities. Penn Hill's local secret is its easy access to the beach via the wonderful wooded footpath that meanders following the course of the stream and trees of Branksome Chine, past the popular public tennis courts and cafe, all the way to the beach. For public transport access, buses depart from Penn Hill and trains from Parkstone & Branksome Stations take you to London Waterloo in around two hours.



Ground Floor



First Floor



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

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Plan produced using PlanUp.

64 Spur Hill Avenue, -



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