



THE ORANGERY, HAIG AVENUE, POOLE, BH13

£1,400,000 FREEHOLD

A most unique detached property situated within an extremely desirable location within easy reach of Canford Cliffs Village as well as Penn Hill. The property includes four bedrooms, three bathrooms, kitchen/breakfast room, study, exceptional sitting and dining room, many character features, ample storage with a detached triple garage and large driveway. This stunning property is offered with no onward chain and must be viewed to appreciate.

Stunning Family Home | Unique Features Throughout | Four Bedrooms |
Three Bathrooms | Surrounding Gardens | Private & Sunny Plot | Triple
Garage | No Onward Chain | Viewing by Appointment Only

Westbourne | 01202 767633 |

Winkworth



LOCATION

One of Poole's most affluent areas alongside Sandbanks and is predominantly a conservation area covering several hundred acres to the west of Westbourne, 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.

Penn Hill & 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 approached either via the large driveway with triple garage or the quaint front gate and path leading up to the imposing front door. The hallway feels exceptionally light and airy with doors to principal rooms.

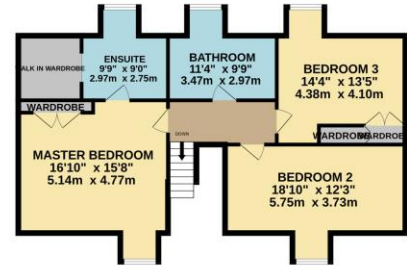
The lounge is a particular feature of the property with a dual aspect via stunning feature windows overlooking the surrounding gardens as well as a large fireplace and direct access through to the kitchen/breakfast room. The characterful kitchen includes a range of base and eye level work units with integrated appliances, central butchers block, utility room with additional storage, breakfast room with space for a table and chairs. There is a back door from the kitchen leading to the rear patio. The dining room is a mirror image of the lounge with a dual aspect and the magnificent feature windows. The study/bedroom 4 is situated on the ground floor with direct garden access via french doors. There is also an additional 'snug', ideal for a TV room or potentially a play room. The family bathroom comprises a bath/shower, WC and wash hand basin as well as an airing cupboard.

Upstairs there are three generous double bedrooms with fitted wardrobes and stunning feature windows as per the ground floor. The master has the added benefit of an en suite shower room as well as a walk in wardrobe and eaved storage. The main family bathroom is tiled and comprises a bath/shower, WC and wash hand basin. Outside the house is positioned within the centre of the plot with stunning grounds and plenty of seating area to the rear and private courtyard next to the triple garage. There is a front lawn with mature trees surrounding the front and side which gives the property a high level of seclusion.

GROUND FLOOR
1991 sq.ft. (185.0 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2841 sq.ft. (264.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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: G

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Stunning Family Home
- Unique Features Throughout
- Four Bedrooms
- Three Bathrooms
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- Triple Garage
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Awaiting EPC

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