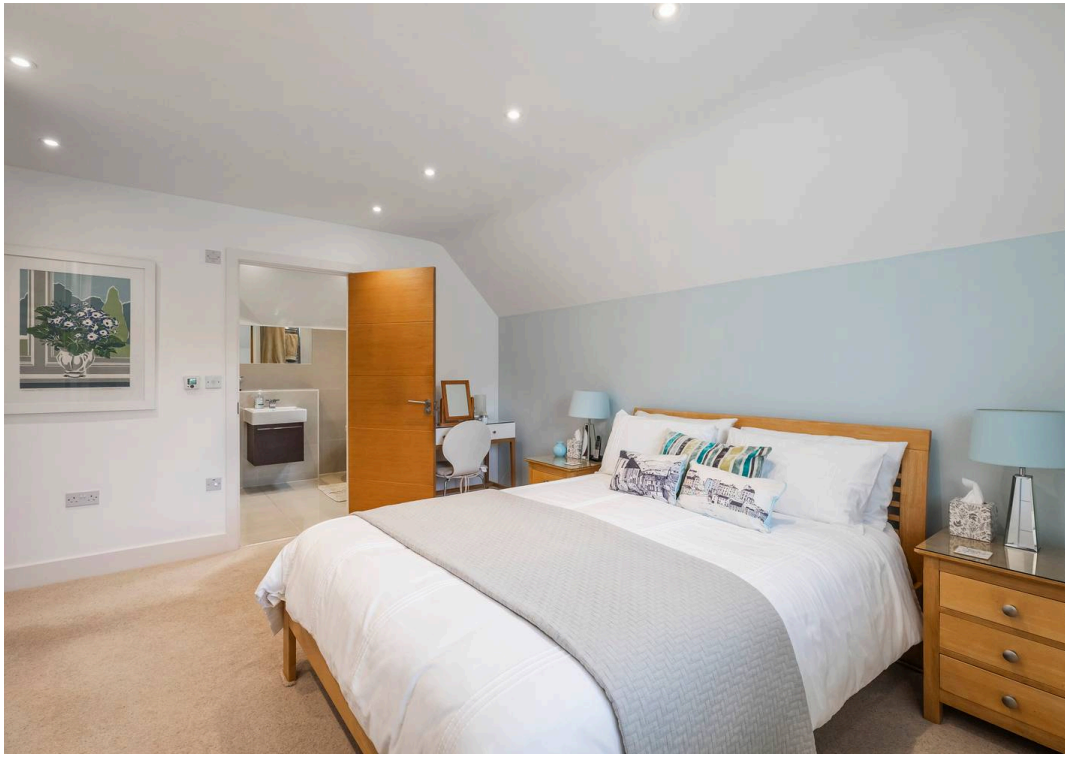

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Fellside Lodge, 37a Bingham Avenue, Lilliput - BH14 8ND
For Sale £875,000









# Fellside Lodge, Bingham Avenue

## Evening Hill/Lilliput

This beautifully presented modern yet charming home, built in 2010, combines contemporary comfort with traditional charm in a prestigious road on the edges of Evening Hill. This detached property perfectly blends style, convenience, and comfort in a prime location, offering a versatile low maintenance living arrangement to suit your needs.

- 750m to Evening Hill & Poole Harbour
- Modern & characterful 3/4 bedroom detached house
- Purpose built office/gym
- Easy maintenance South Westerly garden
- Under floor heating on the ground floor
- Snug/bedroom 4
- Two private parking spaces
- Internal floor area approximately 1400 sq. ft.
- Freehold
- Council Tax Band F: £3,466.65 per annum
- EPC Rating: C



ABOUT THIS PROPERTY:

The detached property offers three spacious double bedrooms, including a luxurious ensuite in the principal bedroom. The heart of the home is an open-plan living area with a well-appointed kitchen featuring two ovens (one with a microwave function) and a large warming drawer, plus a breakfast bar for casual dining. Bi-fold doors open onto a private patio with steps to the secluded south-westerly garden. The cosy living space is enhanced by a multi-fuel log burner and underfloor heating throughout the ground floor. With flexible living options, the spacious ground-floor living room can easily double as a fourth bedroom, ideal for guests or as a private retreat.

OUTSIDE:

Outside, the low-maintenance garden includes faux grass, a fish pond with a viewing window, and an external home office, perfect for remote work. Additional features include a ceramic-tiled utility room, fitted wardrobes in all bedrooms, and two off-street parking spaces.

LOCATION:

Situated on the prestigious Bingham Avenue on the edge of Evening Hill , the gateway to Sandbanks, this property enjoys one of the most desirable locations in the area. Nearby Lilliput Village provides access to boutique shops, cafes, and essential facilities, creating a vibrant and charming community atmosphere. In addition to its close proximity to local amenities, the property is within walking distance to the harbour 750m via a scenic footpath, making it ideal for those who enjoy waterside walks or access to water activities. Poole's award-winning beaches and the bustling marina are all easily accessible, perfect for enjoying the best of coastal living. The property also benefits from excellent transport links, with Parkstone train station providing regular services to London in approx. 2 hours, making it an ideal option for commuters or those who enjoy the flexibility of city access alongside the tranquillity of coastal life.

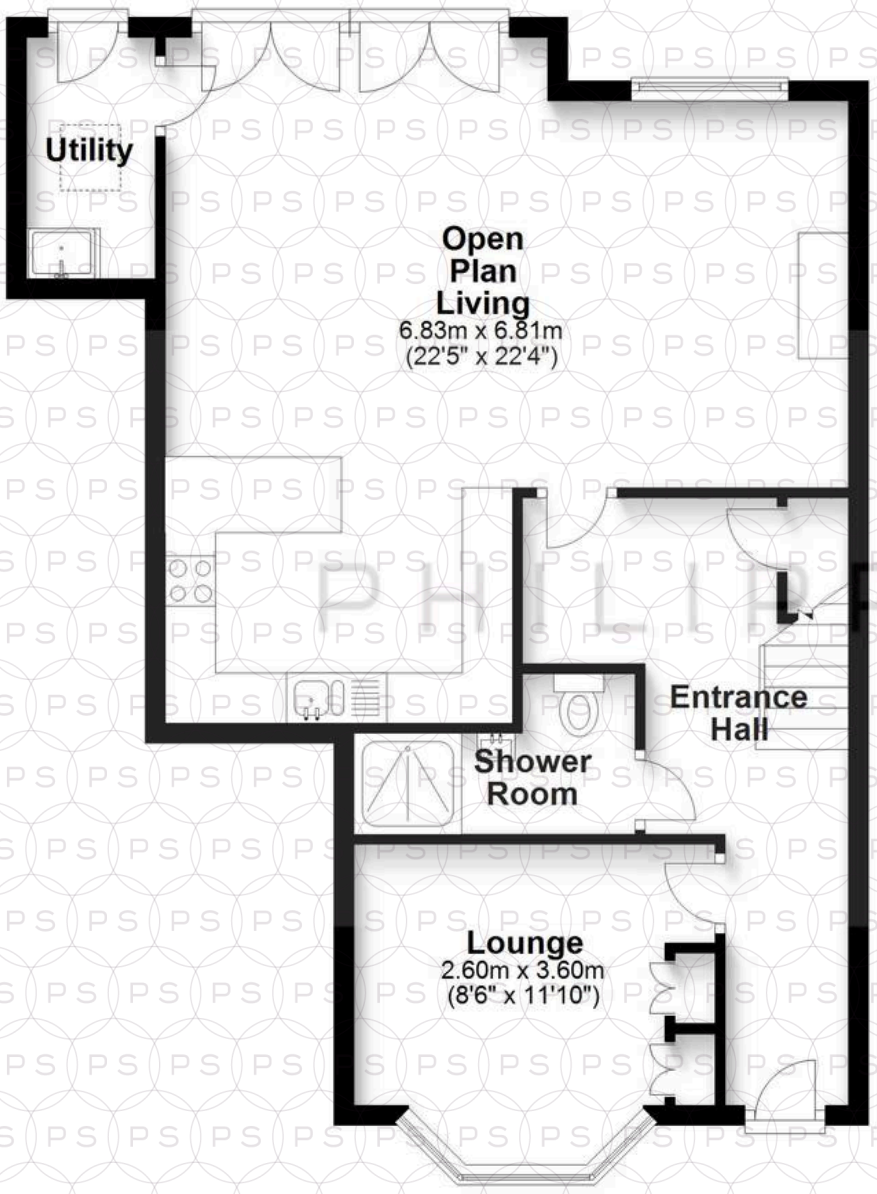






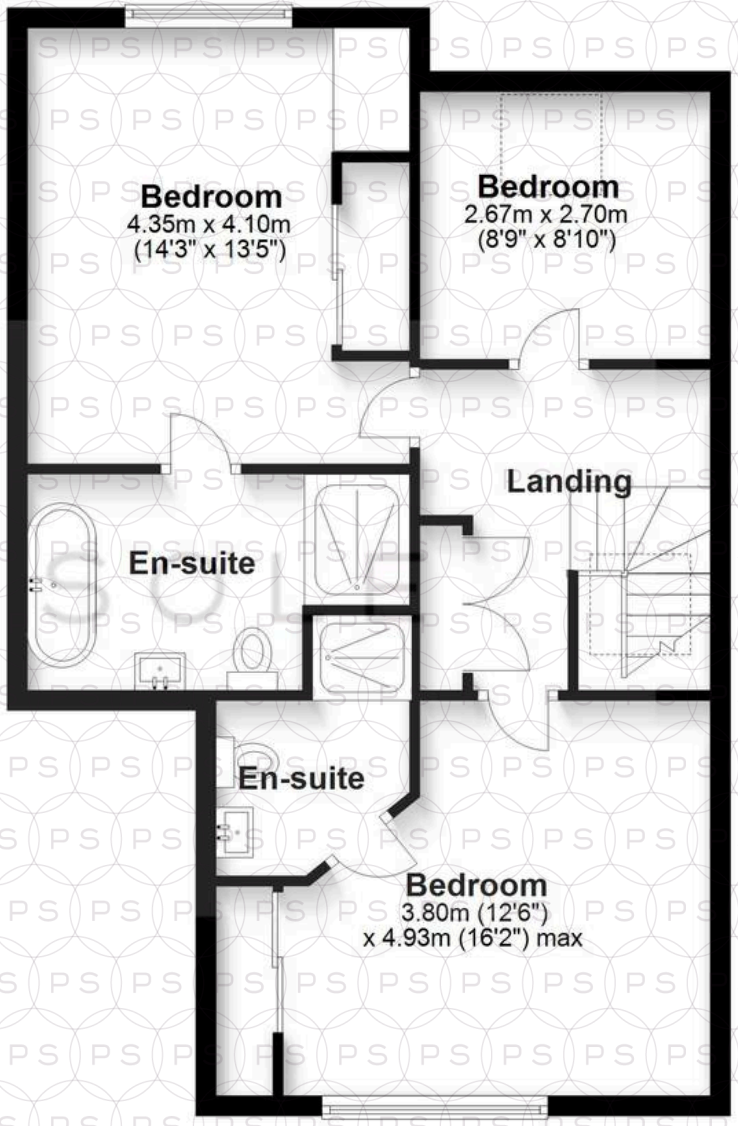
## Ground Floor

Approx. 67.1 sq. metres (722.0 sq. feet)




## First Floor

Approx. 63.0 sq. metres (678.6 sq. feet)




PHILIP PASS

Total area: approx. 130.1 sq. metres (1400.6 sq. feet)

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