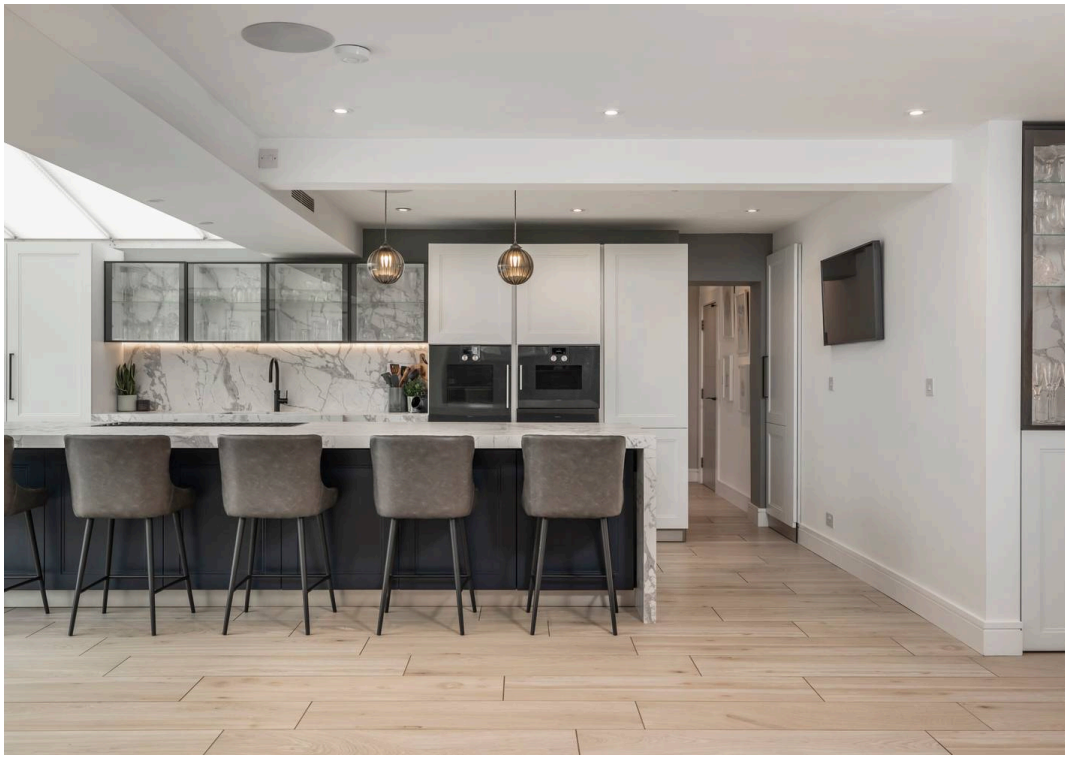


P S

2 Widdicombe Avenue, Lower Parkstone, Poole - BH14 9QW

£1,695,000









# 2 Widdicombe Avenue, Lower Parkstone

**Being offered off-market**, this immaculately presented, substantial home combines architectural Abitalia interiors with generous accommodation across three floors. Five double bedrooms, four bathrooms and thoughtfully connected living spaces offer flexibility for family life, entertaining and guests. The sellers have found a property they would like to buy.

- Luxury open-plan kitchen with Gaganau & Abitalia finishes
- Expansive kitchen with substantial dining island
- Large versatile rooms for entertaining
- Fully refurbished and extended with Abitalia interiors
- Top-floor suite / entertaining media room with kitchenette
- Large, level south facing rear garden
- Integral garage accessed from Utility Room
- Internal area of approximately 4124 sq. ft.
- Council Tax Band G: £3,999.98
- EPC Rating: C
- Top floor entertainment or media room with kitchenette
- Electric gates, driveway and integral garage



The double height entrance hall features an open tread oak and glass staircase, with Crittall style framed doors defining the adjoining spaces. Double doors open into a large formal living room with an open fire, while a separate study provides space to work from home.

Towards the garden, a cleverly divided snug or playroom connects through framed doors to the expansive kitchen and living room. Abitalia cabinetry, quartz surfaces and Gaggenau appliances establish the quality, with a substantial island designed for dining alongside space for a separate table and chairs. Folding doors open onto the garden. A utility room provides access to the integral garage, with plumbing for an additional washing machine.

All five double bedrooms have fitted wardrobes. The principal suite includes a separate dressing room and an ensuite with freestanding bath, walk in shower and twin basins. The top floor offers adaptable bedroom accommodation and a large entertainment or media room with kitchenette.

## OUTDOOR SPACE

The large, level south facing rear garden provides generous space for dining, recreation and relaxation, with folding doors connecting it directly to the kitchen and living room. Its proportions complement the spacious interior, offering scope for family gatherings and everyday outdoor living. Electric gates open onto a block paved driveway, with an integral garage accessed internally through the utility room.

## LOCATION

Widdicombe Avenue is a quiet, tree lined setting between Lower Parkstone and Canford Cliffs. Penn Hill offers cafés, shops and restaurants nearby, with Canford Cliffs village, local beaches and rail connections to London Waterloo also within reach.









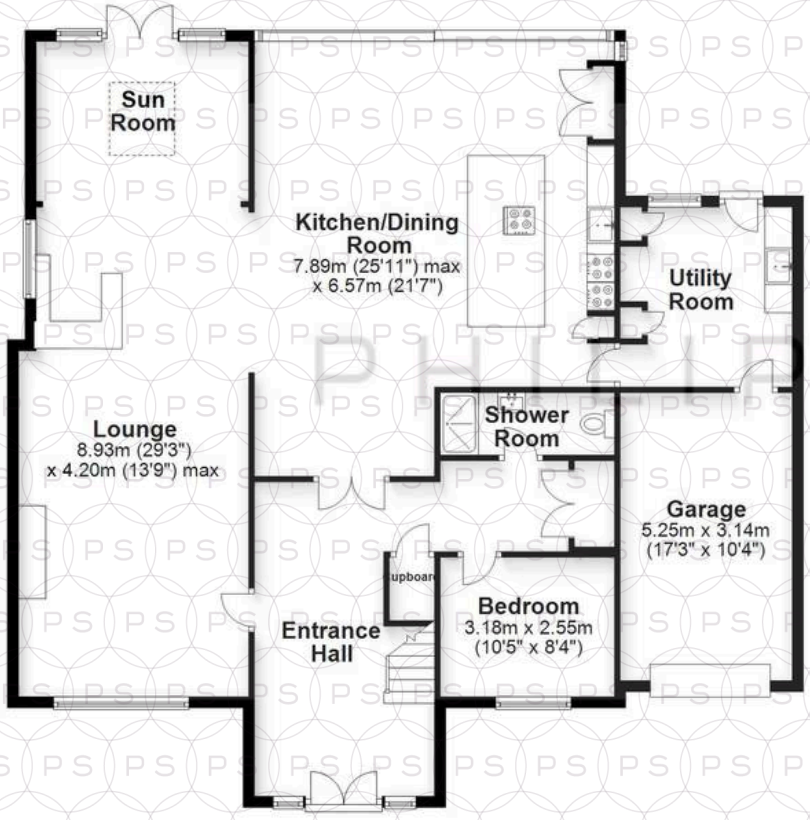






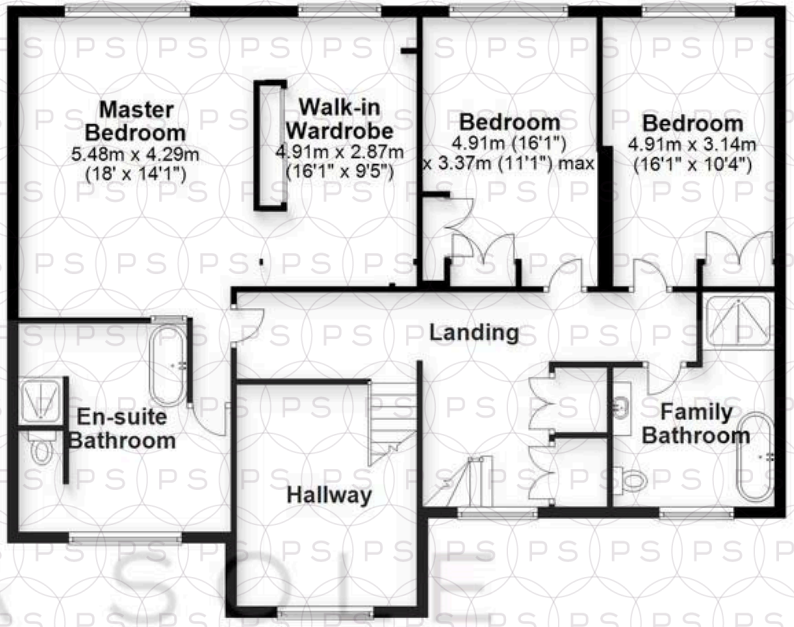
## Ground Floor

Approx. 162.6 sq. metres (1750.6 sq. feet)



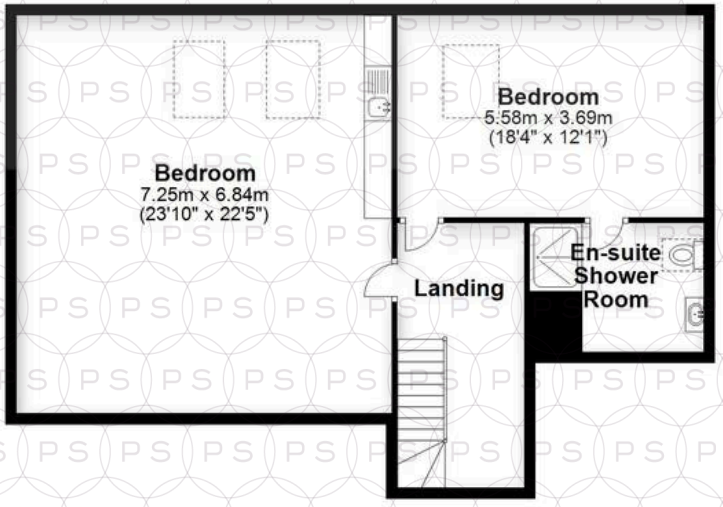

## First Floor

Approx. 130.2 sq. metres (1401.0 sq. feet)




## Second Floor

Approx. 90.3 sq. metres (972.0 sq. feet)




Total area: approx. 383.1 sq. metres (4123.5 sq. feet)

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Plan produced using PlanUp.




# Philippa Sole Ltd

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