



Valley View

A spacious 4 Bedroom House
9 Brudenell Avenue, Sandbanks, Poole Dorset



JOINT SELLING AGENTS.



BERKELEYS

PROPERTY AGENTS SURVEYORS VALUERS

Tel: 01202 708383

One Haven Road, Canford Cliffs, Poole, Dorset

JOINT SELLING AGENTS



Tel: 01202 709888

290 Sandbanks Road, Lilliput, Poole, Dorset

GENERAL

- Close to Coast
- Large grounds
- Traditional construction
- Use of finest quality materials
- Designed to reflect conservation position
- Separate dining room
- Large kitchen and breakfast area
- Two En-suite bathrooms
- Detached double garage

OTHER FEATURES

- Cornicing to principal rooms and hallways
- Smooth ceilings throughout
- Hardwood doors (ground floor only) with brass ironmongery throughout
- Decorative moulded skirtings and architraves
- Full range of fixtures and fittings
- Feature fireplaces in lounges
- French doors opening to patio
- Decorative newel posts and spindles to stairs

FOR YOUR COMFORT

- Gas fired fully programmable heating systems
- Thermal double glazed windows
- Insulated cavity walls
- Insulated ground floor
- Insulated lintels
- Insulated roof space
- Entrance porches
- Landscaped grounds

VALLEY VIEW

Designed and built by renowned local builders Ankers & Rawlings, the Valley View occupies an exceptional and desirable position close to Lilliput and Sandbanks. Brudenell Avenue is an extremely private road providing easy access to the coastal road which leads to sandy beaches, the harbour with its many marinas and into Poole Town Centre.

The house has imposing elevations and is beautifully appointed to a very high standard of finish and quality.

The accommodation comprises 4 bedrooms, two en-suite facilities and a further family bathroom. The ground floor accommodation boasts a large separate lounge and dining room, good size kitchen, adjoining breakfast room, study utility room and welcoming hallway.

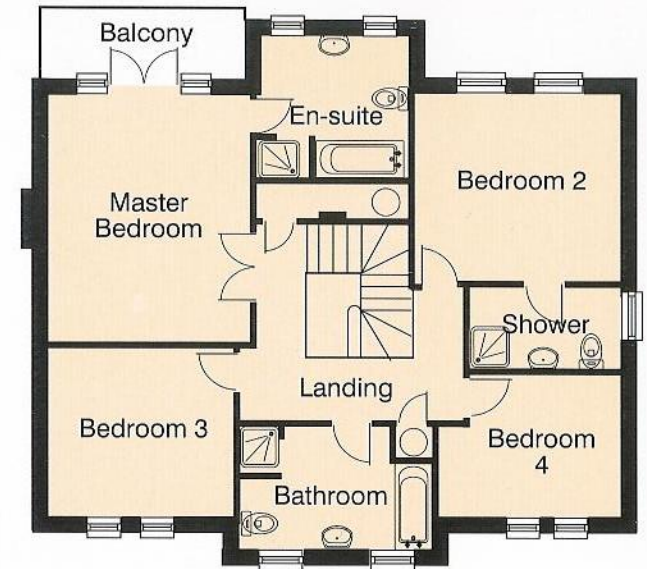


FIRST FLOOR

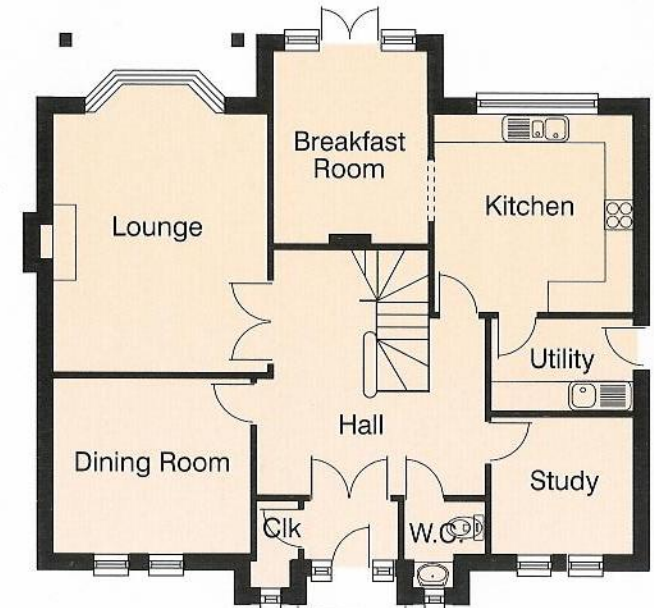
Master Bedroom	17' 5" x 14' 1"
En-suite	10' 4" x 5' 10"
Bedroom 2	13' 8" x 13' 5"
En-suite	9' 8" x 5' 7"
Bedroom 3	12' 9" x 11' 9"
Bedroom 4	11' 10" x 9' 10"
Bathroom	13' 5" x 8' 6"

GROUND FLOOR

Lounge	17' 5" x 14' 1"
Dining Room	12' 9" x 11' 9"
Kitchen	13' 8" x 13' 5"
Breakfast Room	12' 9" x 10' 4"
Study	9' 8" x 9' 2"
Utility	6' 3" x 9' 8"



VALLEY VIEW



A&R
ANKERS & RAWLINGS

Unit 5, Mitchell Road,
Fernside Park,
Ferndown Industrial Estate,
Dorset BH21 7SG
Tel: 01202 861776

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