

Minster Lodge
21 Brudenell Avenue
Sandbanks • Poole • Dorset
BH13 7NW



LLOYDS
PROPERTY GROUP

MINSTER LODGE

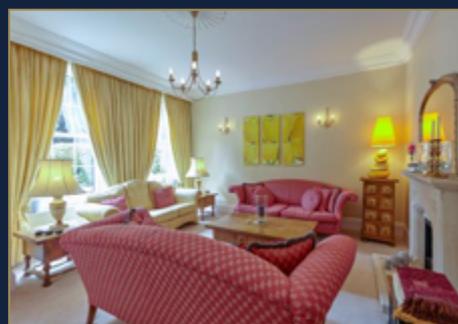
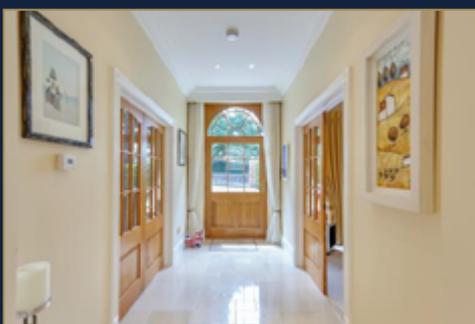
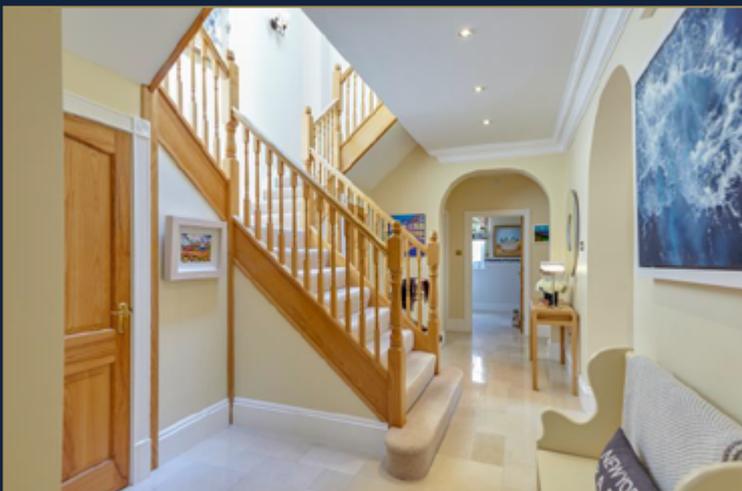
Price Guide £2,695,000

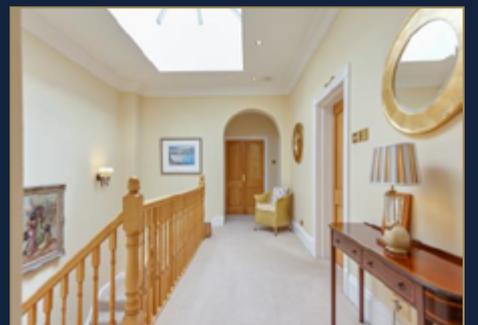
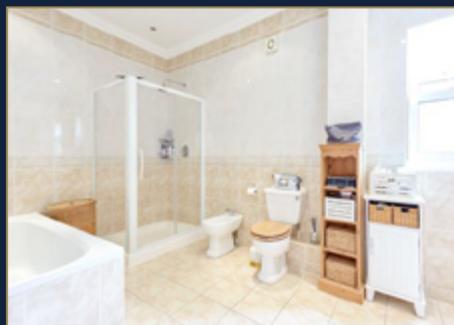
Situated on Brudenell Avenue, one of Poole's premier residential roads, Minster Lodge offers extensive family living to a high standard.

With lavish accommodation arranged over two floors this exquisite residence has been built to an exacting specification and boasts an impressive range of amenities for modern day living.

Upon entering Minster Lodge, you are greeted by a grand entrance hall with natural light flooding in from the above atrium. A split staircase with two storage cupboards beneath provides access to the first floor. Leading off from the entrance hall are the principal reception rooms, including a study, a large drawing room, an informal sitting room overlooking the rear garden, a country style kitchen featuring a full range of top-quality appliances and the dining room. The utility room/boot room provides further storage space and leads to the triple garage.

Above the triple garage is a games room/family room - a fantastic entertaining space or a further guest room. On the first floor there are five bedrooms in total; four large bedrooms (two having en-suite shower rooms) plus a sumptuous master suite with a balcony overlooking the rear garden, master en-suite and walk in dressing room offering a generous amount of storage.







FEATURES

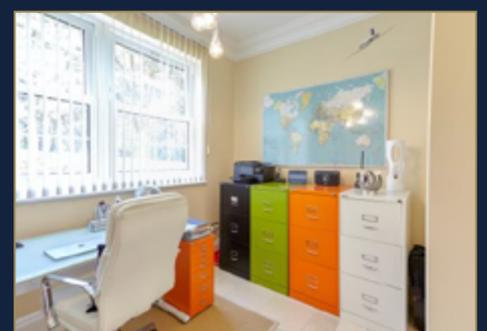
- Grand modern character home
- Gated parking with triple garage
- Grounds of 0.7 of an acre
- A short walk to the edge of Poole Harbour
- Large secluded garden with mature border trees
- Gross internal area of approximately 4,874 sq. ft.
- Close to Canford Cliffs and Lilliput Village
- Master bedroom suite plus 4 further bedrooms

AREA

Brudenell Avenue is ideally situated within 300 metres of Poole Harbour, regarded as the premier beachside location in the UK. The prestigious harbour offers watersports, marinas and golden sandy beaches. Also close by is the Championship Parkstone Golf Course.

Approximately two hours from London by road or train and with both national and international links at the nearby Bournemouth International Airport, Sandbanks is the ideal retreat.

Situated in the prestigious Brudenell Avenue, Minster Lodge is a truly luxurious character home, situated on its own beautiful landscaped grounds of 0.7 acres and a short walk to Poole Harbour.



GARDENS



The property is approached through wrought iron electronically operated gates, over a block paved driveway providing parking for several cars and access to the triple garage.

The gardens and terracing at Minster Lodge have been designed to take full advantage of the 0.7 acres on offer.

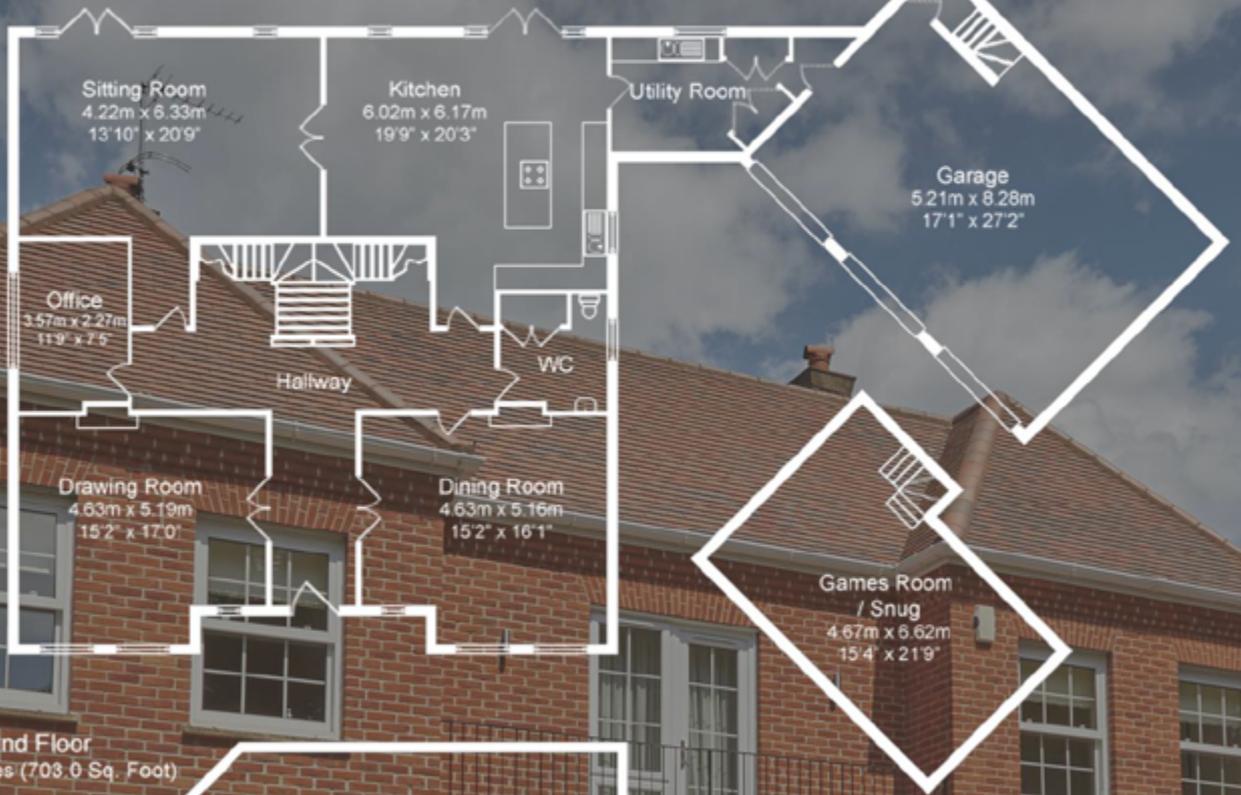
The landscaped gardens at the rear are mainly laid to lawn with an expansive entertaining terrace, a range of mature shrubs, herbaceous borders and trees providing privacy and seclusion, all while attracting sunlight throughout the day.

A full irrigation system is in place to ensure the faultless lawns and spectacular flower beds remain in impeccable condition throughout the year.

There is access into the basement/storage room, measuring over 700 sq. ft, located beneath the terrace of the rear, offering further storage.



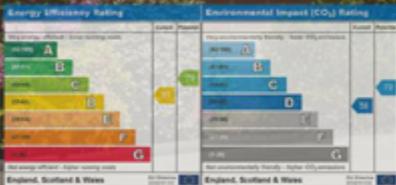
Ground Floor
Approx 207.5 Sq. Metres (2233.7 Sq. Foot)



Lower Ground Floor
Approx 65.3 Sq. Metres (703.0 Sq. Foot)



First Floor
Approx 180.0 Sq. Metres (1937.5 Sq. Foot)



Total Area Approx. 452.8 Sq. Metres (4874.2 Sq. Foot)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guarantees to their operability or efficiency can be given.

Lloyds Property Group, 264 Sandbanks Road, Lilliput, Poole, Dorset BH14 8HA Tel 01202 708044

Viewing: Strictly by prior appointment through
sole selling agents Lloyds **Ref: 3245**

Important Notice

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.