

FOR SALE

14 Caledon Road, Poole, Dorset

BH14 9NN



PHILIPPA SOLE



£950,000

Stunning Presentation

Southerly aspect rear garden

4 double bedrooms

4 luxury bath/shower rooms

Kitchen breakfast room

2 reception rooms

Gym/garden room

Large single garage and ample off road parking

Band F - £2,814.13

Freehold

[Click here for virtual tour](#)

About this property

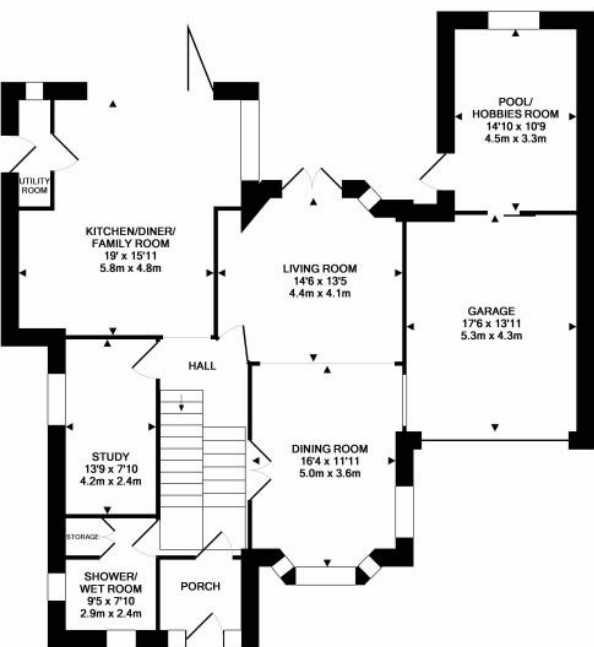
A charming, four bedroom, detached home providing versatile and beautifully presented accommodation over two floors. Including modern kitchen/breakfast room with separate utility, living room and formal dining room. The principal and second bedrooms have their own en suite bath/shower rooms, plus 2 additional bath/shower rooms, servicing the other two bedrooms. The property has been refurbished in recent years, retaining the character of the original build yet fused with modern day living.

Immediately on entering this property you are greeted with the immaculate presentation which is to be found throughout. This delightful character home has been refurbished in recent years to a very high standard. On the ground floor and the heart of the house is the kitchen/breakfast room, comprehensively fitted with a range of "Shaker" style units, central island with breakfast bar and integrated appliances, complemented by granite work tops. A well defined dining area with vaulted ceiling and bi-folding doors gives direct access to the garden. The lounge, which leads open plan into the dining room, has solid wood flooring, a log burner and double doors leading to the paved terrace and garden beyond. Also on this level is an additional reception/bedroom and a luxury fitted shower room. The hallway continues with the wood flooring and a spindled staircase leads to the first floor; however on the half turn of the staircase the owners have created a dressing room/fourth bedroom. The principal bedroom overlooks the rear garden, with a luxury en suite bathroom and secret door to storage above the garage. Bedroom two has an en suite shower room and the third bedroom is serviced by the family bathroom. Outside, the property is approached via a newly laid herringbone brick paved driveway, providing ample off road parking, an electric car charging point and leading to an oversized single garage with electrotonically operated door. To the rear of the garage a door leads to a garden room/gym. The southerly aspect rear garden is tastefully landscaped and offers a good degree of seclusion. Mainly laid to lawn, with surrounding borders planted with seasonal plants and bushes and various sunbathing and dining areas.

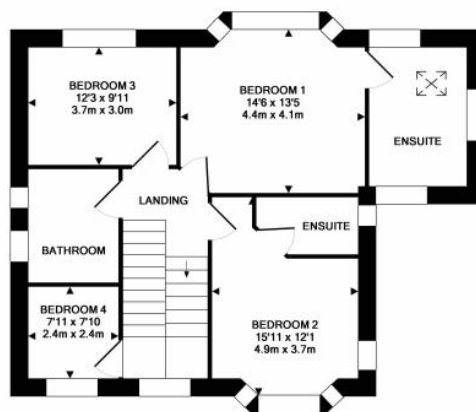
Location

Located in a quiet and much sought-after road, yet within an easy walk of Penn Hill with its popular selection of cafes, restaurants, bars, retail and convenience shops. The local train station at Branksome provides a direct line into London Waterloo in just less than 2 hours. For the watersports enthusiast, approximately 1.5 miles in distance is Salterns Marina, one of many on this coastline and from here just a short walk will take you to the award winning beaches that this part of the south coast is renown for.





GROUND FLOOR
APPROX. FLOOR
AREA 1443 SQ. FT.
(134.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 842 SQ. FT.
(78.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 2285 SQ. FT. (212.3 SQ. M.)
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 guarantee as to their operability or efficiency can be given.
Made with Metropix (2019)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	79

EU Directive
2002/91/EC

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999