

FOR SALE

4 Grasmere Road, Poole, Dorset
BH13 7RH



PHILIPPA SOLE



Guide Price £1,450,000

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Four double bedrooms

Family bathroom with separate
cloakroom

Large double aspect living room

Breakfast/morning room

Large garden

Ground floor shower room

Driveway and garage

Large south facing garden

Band G - £3,247.06

Freehold

[Click here for virtual tour](#)

About this property

A pretty, 4 double bedroom, detached family home, located on a large south facing plot with driveway and garage. This character property would benefit from some modernisation having been in the same family ownership for more than 40 years. It is ready and waiting for a new family to enjoy its fabulous location on a quiet road in the heart of Sandbanks.

The property is set back from the road with garage and south facing front garden. The front door leads onto a spacious dining hall, which was originally a separate room, and leads to a bright and sunny formal living room boasting a double aspect and gas fire. Adjacent, is the kitchen which is partially open to the dining hall through a character arch. From the kitchen a door leads to the breakfast/garden room with a lovely vaulted ceiling and French doors onto the secluded courtyard rear garden. The ground floor has a useful cloak and shower room, ideal for when you return from the beach. On the first floor are 4 double bedrooms and a family bathroom with separate cloakroom.

The garden wraps around the side of the house to the main expanse at the front, with plenty of space and sunshine to enjoy due to its southerly aspect. A secure side gate links the front to the rear garden room entrance. From the back garden, there is a wall and gate that leads to the garage and driveway.

Location

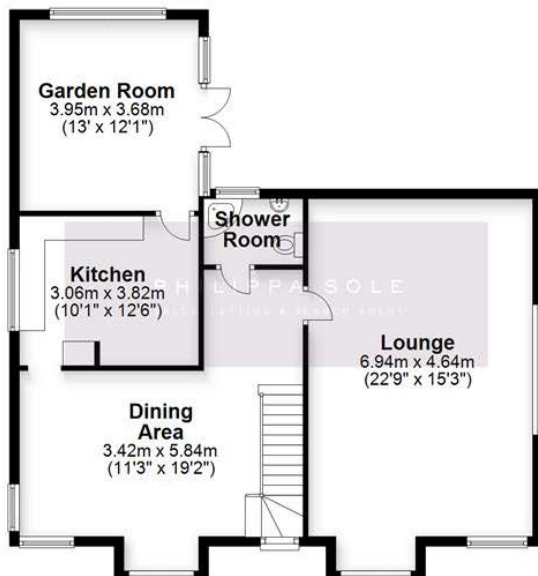
Located in an enviable position on the Sandbanks Peninsula on a large corner plot, less than 100m from the Royal Motor Yacht Club and less than 500m from the award winning Sandbanks Beach. For those who wish to explore further afield, the Sandbanks chain ferry opens the doors to the Purbecks and beyond. For dining and entertainment, there are a number of options including the Haven Hotel and Leisure Club, Lazy Jacks café and for more formal occasions, Rick Stein restaurant is a short stroll away.





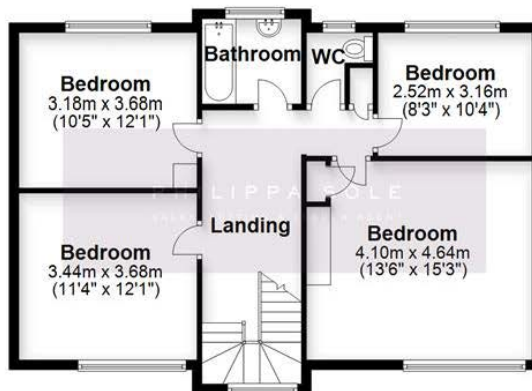
Ground Floor

Approx. 89.7 sq. metres (965.5 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 162.4 sq. metres (1748.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

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	73	46

EU Directive 2002/91/EC

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