

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



7A SPENCER ROAD, POOLE, DORSET, BH13 7ET



ABOUT THIS PROPERTY

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6 double bedrooms, 6 bath/shower rooms (3 en-suite)

3 reception rooms

2 Master suites, one on the ground floor

Double garage

Heated indoor swimming pool

0.52 acres

965 metres from the beach, 640 metres from Canford Cliffs Village

Freehold

[Click here for virtual tour](#)

This imposing family home is nestled in a secluded level plot within 0.52 acres of land. Approached via electric gates and a sweeping driveway, the property has been sympathetically modernised in recent years to include new double glazing, a new roof and extension. A large entrance hall greets you as you enter the property through the entrance porch. To the left of the ground floor is a choice of reception rooms. The two living rooms boast a southerly aspect, both with large picture windows and attractive hard wood flooring. The modern fitted kitchen boasts an extensive range of high gloss units with a range of integral appliances, complimented by a tiled floor with underfloor heating. A feature centre island with stunning granite worktop provides a large dining area. In addition, there is space for a table and chairs. Beyond here, bi-fold doors lead onto the rear garden. From the kitchen, a door leads to the dining room which overlooks the garden. To the right of the entrance hall, should you wish to live latterly on the ground floor, there is a large bedroom which boasts views over the front garden, fitted wardrobes and a luxurious en-suite bathroom. Adjacent to this is the 4th bedroom and the family shower room, which has been recently updated and fully tiled. Several storage cupboards provide hanging space for coats as well as an airing cupboard and small utility room. On the first floor are two large en-suite bedrooms which overlook the south-facing garden and feature en-suite shower rooms, one with fitted wardrobes and the other a walk-in dressing room. Both bedrooms benefit from Juliet balconies. In addition, are two further bedrooms, a separate shower room and bathroom. Beyond this is a reception area which leads to the recently added games room with an attractive hard wood floor. From here, French doors lead onto the south-facing balcony. From the ground floor entrance hall is a rear door also giving access to the garden. An extensive patio area is ideal for entertaining. The garden has been well-maintained with the rear boundary benefitting from a solid brick wall. Within the garden are several fruit trees and a vegetable patch. A large rear patio catches the afternoon sun and adjoins the workshop. The impressive indoor pool is a stunning feature of the house. With glazed sliding doors, the pool is approximately 12 x 6 metres. Externally is a pump, the boiler room, a changing room & cloakroom. The front of the property is laid to lawn with well established hedging, screening it from the road. Several attractive palm trees border the driveway which leads to the double garage.

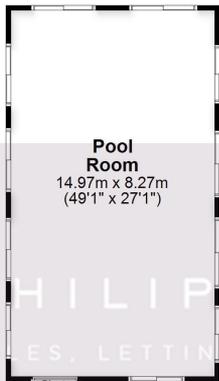
LOCATION

Located in one of Canford Cliffs' most prestigious tree-lined roads, just 965 metres from the local sandy beaches and a level walk to Canford Cliffs village with its array of amenities, post office, bistros and cafés. The local train station at Parkstone provides a direct line into London Waterloo in under 2 hours.

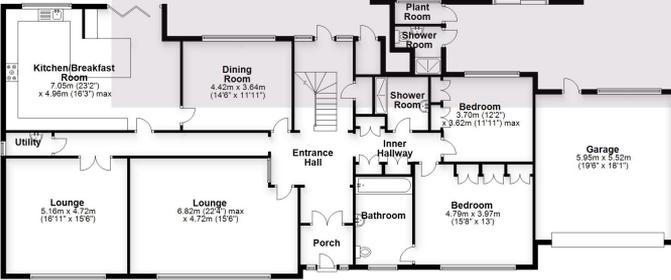




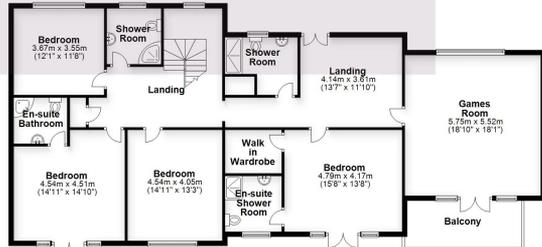
Ground Floor
Approx. 379.2 sq. metres (4081.7 sq. feet)



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First Floor
Approx. 180.2 sq. metres (1939.7 sq. feet)



Total area: approx. 559.4 sq. metres (6021.4 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 misstatement. 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 200000). Plan produced using Planity.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
	73	80

England, Wales & N.Ireland EU Directive 2002/91/EC

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