



191 Sandy Lane, Upton, POOLE, Dorset BH16 5LU

£1,250,000 Freehold

**** FIRST TIME TO MARKET IN OVER 50 YEARS **** An exemplary four double bedroom detached chalet idyllically located as short walk away from scenic Lytchett Bay Nature Reserve with views across Poole's Inner Harbour and beyond. The property is set within a 1/3 of an acre of South Westerly aspect grounds providing tranquility and privacy. This impressive and substantial residence offers over 3000 sq ft of living throughout and internal viewing is imperative to appreciate not only its location but its 'Wow' factor accommodation on offer, which comprises: 24' lounge, family/dining room, newly fitted kitchen, downstairs cloakroom, utility room, 23' kitchen/breakfast room, playroom/study and four en-suite bathrooms. Externally the property boasts a stunning circa 1400 sq ft paved sun terrace with views over the garden. To the front the turn-in newly paved driveway provides ample off road parking which in turn leads to a double garage. Further features of this rarely available property include: NO FORWARD CHAIN, integrated appliances to kitchen, newly decorated, new flooring throughout, gas central heating, part PVC and wood windows, feature brick paved fireplace with open fire, detached brick built outbuilding and much much more. There are a number of well-regarded private and state schools in the area including Dumpton School, The Yarrells, Castle Court, Canford, Bryanston and Clayesmore along with

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TOTAL FLOOR AREA : 3195 sq.ft. (296.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Reception Hall Doors to

Lounge 24' 8" x 18' 3" (7.52m x 5.56m)

Kitchen/Breakfast Room 23' 8" x 11' 2" (7.21m x 3.40m)

Family/Dining Room 19' 9" x 15' 5" (6.02m x 4.70m)

Utility Room 6' 4" x 5' 8" (1.93m x 1.73m)

Downstairs Cloakroom 5' 8" x 3' 3" (1.73m x 0.99m)

Bedroom Five/Study 12' 10" x 12' 8" (3.91m x 3.86m)

Landing Doors to

Bedroom One 19' 7" x 15' 5" (5.97m x 4.70m)

En-Suite Bathroom 10' 7" x 6' 9" (3.23m x 2.06m)

Bedroom Two 15' 4" x 14' 9" (4.67m x 4.50m)

En-Suite Bathroom 10' 11" x 6' 9" (3.33m x 2.06m)

Bedroom Three 14' 9" x 14' 7" (4.50m x 4.45m)

En-Suite Bathroom 9' 9" x 8' 4" (2.97m x 2.54m)

Bedroom Four 14' 9" x 13' 10" (4.50m x 4.22m)

En-Suite Bathroom

Double Garage 22' 7" x 17' 6" (6.88m x 5.33m)

Garden 1/3 of an acre South Westerly aspect

Turn-in Driveway Ample off road parking



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		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.