



31 Church Street  
Poole, Dorset

ASHLEY  
COTTAGE

Robby Cottage

**HEARNES**

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**Blenheim House, 31 Church Street,  
Old Town, Poole, Dorset, BH15 1JP**

# Blenheim House, 31 Church Street, Old Town, Poole, Dorset, BH15 1JP

## FREEHOLD GUIDE PRICE £600,000 - £620,000

A delightful mid C18 Grade II listed end townhouse of the Georgian era offering spacious 4 bedroom accommodation in this sought after location just 200m from The Quay. The property retains many character features and is very well presented throughout whilst offering further potential if so desired. The property has a light and airy feel, particularly through the first and ground floors with large Georgian style windows in most rooms. The ground floor has a small entrance lobby plus two reception rooms, a refitted kitchen/breakfast room with integrated appliances and a lovely fireplace with fitted gas fire, and leads to a conservatory style garden room which also has a connecting door from the dining room. There is also a door from the kitchen leading to steps down to a large basement used for storage and previously a workshop. This basement has power and lighting and offers potential for other uses. The bedrooms are over the first and second floors with a shower/bathroom on each floor. There is a lovely courtyard garden with ornamental pond, attractive planting flagstone style paving and a side gate. A garage is located in a block (56 year lease) approximately 100m walk away.



- Delightful Grade II listed mid C18 end townhouse
- 4 bedrooms and 2 shower/bathrooms over 3 floors plus large cellar
- Bright and airy feel created by large Georgian style windows
- Popular Old Town location just 200m from The Quay
- Lovely courtyard garden
- Conservatory/garden room plus 2 reception rooms
- Garage (on 56 year lease) in a block approx. 100m away
- Well-presented throughout
- Gas central heating via radiators
- Attractive fireplaces in lounge and kitchen both with fitted live flame coal effect gas fires

Church St is a quiet backwater of the historic Old Town area of Poole which is home to St James Church and numerous other period homes some of which date back to medieval times but largely the construction is early 18th century. The Quay is just round the corner and Poole High Street runs parallel with access around 200m away leading along to the shops and other amenities. The mainline station is within 1 km and the bus station is a similar distance. The sandy bathing beaches are approximately 3 miles away and Poole Harbour has 8 islands within it including Brownsea Island which is well worth a visit.

COUNCIL TAX BAND: E      EPC RATE: E



Total = 219.3 sq m / 2360 sq ft  
 Approximate Floor Area = 164.3 sq m / 1768 sq ft  
 Basement = 55 sq m / 592 sq ft

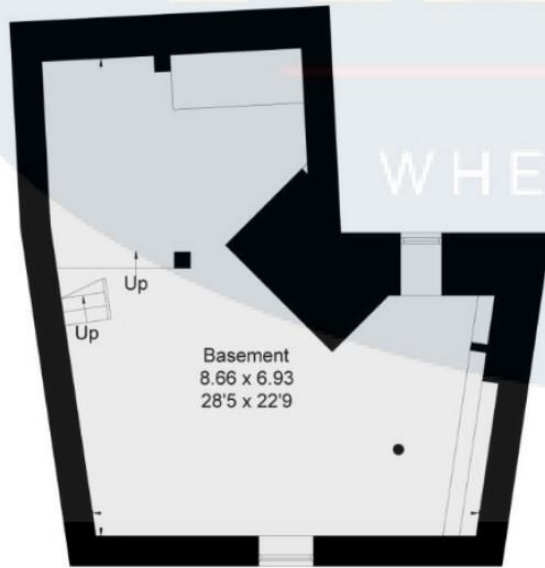
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



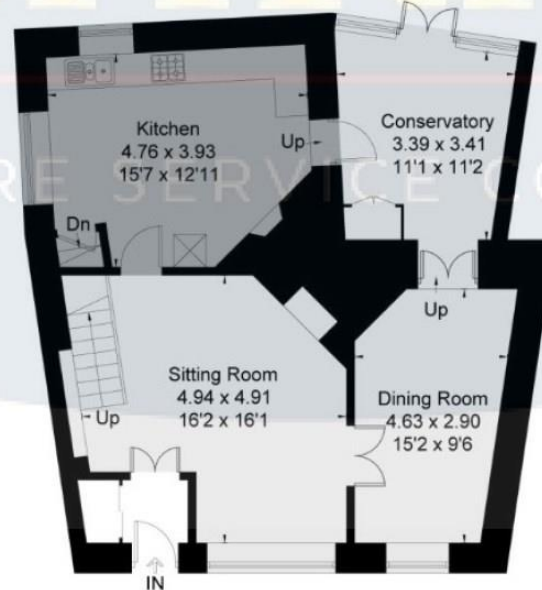
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Second Floor



Lower Ground Floor



Ground Floor



First Floor





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