

FOR SALE

Oakdene, Blake Hill Crescent,
Poole, Dorset BH14 8QN



PHILIPPA SOLE



OIEO £799,000

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Large corner plot in desirable Lilliput road

Full height 60ft loft with potential to develop (STPP)

3 Double bedroom

No forward chain

Large west facing lounge / diner onto patio

Ensuite to master bedrooms

Low maintenance garden

Detached garage with electric door

Council Tax Band F - £2,814.13

Freehold

[Click here for virtual tour](#)

About this property

This charming, 3 double bedroom, detached bungalow is located on a corner plot in one of Lilliput's most desirable roads. Beautifully maintained over the years, Oakdene is ready to move into if looking to downsize or seeking a low maintenance second home near the sea; OR has the potential to easily convert the full-height 60ft loft space into additional accommodation (STPP) should a family home be of desire, falling within Lilliput Infant School catchment.

A converted entrance porch leads to the front door. Inside, a large living room spans the width of the bungalow, benefitting from sun all day from its double aspect and patio doors that lead onto the paved garden. The white high gloss kitchen is complemented by granite worktops with a combination of both freestanding and integrated appliances. A back door leads to the driveway and electric garage.

The master bedroom has a range of fitted wardrobes and well appointed ensuite shower room, patio doors lead onto a rear terrace with steps leading down to the rear garden. Both bedrooms two and three benefit from fitted wardrobes and furniture. From the hallway, a sophisticated lightweight ladder gives access to the large full height 60ft loft space running the length of the bungalow, which lends itself to being easily converted into living accommodation (STPP) substantially increasing the size and desirability of the property.

The wrap-around garden enjoys sun throughout the day from every angle. It is currently designed to be low maintenance with two large patio areas, one outside of the living / dining room capturing the afternoon / evening sun. A wide paved path connects the front and side patio to the large paved area and terrace at the rear, which is secluded by mature hedging. The tarmac driveway provides off road parking for several cars and leads to a pitched roof garage with lighting and electric up and over doors, perfect for parking a car or using to store water-sports equipment and bikes, making the most of all the leisure facilities that the area offers.

Location

Located in one of Lilliput's most prestigious crescents, within 1 mile of Poole Harbour. Nearby is a footpath leading to a stunning viewpoint enjoying fantastic views of the harbour, as well as providing a shortcut to Lilliput village.





LOUNGE / DINING ROOM
22' 0" x 19' 0" (6.71m x 5.79m) max, narrowing to 14' 2" (4.32m)

KITCHEN 12' 9" x 11' 0" (3.89m x 3.35m)

BEROOM ONE 16' 0" x 10' 6" (4.88m x 3.2m)

EN-SUITE SHOWER ROOM 7' 3" x 5' 6" (2.21m x 1.68m)

BEDROOM TWO 20' 0" x 11' 0" (6.1m x 3.35m)

BEDROOM THREE 13' 2" x 11' 3" (4.01m x 3.43m)

BATHROOM 7' 4" x 5' 4" (2.24m x 1.63m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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