

FOR SALE

12 Gorsehill Road, Oakdale, Poole,
Dorset BH15 3QJ



PHILIPPA SOLE



Guide Price £625,000

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Potential for home and income

Large utility & shower room -
potential to turn into Annexe

Large kitchen / breakfast room

Living room with log burner

5-6 bedrooms plus 3 receptions

Elevated position with distant views
of the harbour

More than 2,000 sq.ft & spacious
garden

Popular school catchments

Council Tax Band E - £2625.02
Freehold

About this property

Offering an option for home and income or for multi-generational living, this 5/6 bedroom family home provides versatile accommodation.

The heart of the home is the large kitchen breakfast room, thoughtfully extended by the current owner to create a welcoming and sociable family space. The well-fitted kitchen features integral appliances and a breakfast bar that separates the kitchen from the dining room, which flows into a cosy seating area. At the front of the house, a charming living room with a log burner provides a warm and inviting space to relax.

From the kitchen, a door leads to the converted and extended garage, now consisting of two rooms that can serve as a bedroom and a separate living room. The utility room, with its own entrance, could easily be adapted as a kitchen within this self-contained space. Upstairs, you'll find five double bedrooms, with the principal bedroom also offering an ensuite. Enhancing the tranquility of the room, are floor-to-ceiling windows and doors leading out to a lovely balcony space that is a perfect spot from which to enjoy the distant harbour views. There is an additional family bathroom that includes both a shower and a bath, ideal for busy family routines. Outside, a large terrace offers a peaceful retreat for relaxation and family barbecues, with steps leading down to a secure level lawn area where children can play until their hearts are content. To the side, there is a useful storage room for all your family's needs. The front driveway provides ample off-road parking behind secure gates for several cars, ensuring convenience for the whole family.

Location

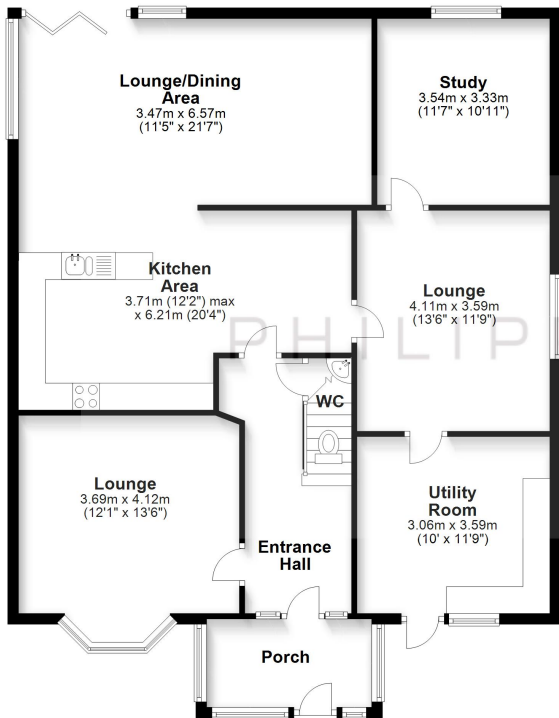
Oakdale is a popular residential area for families, attracted by generously-sized properties, good schools and approx. 1km from a number of popular leisure locations and employment hubs, such as Poole Park, Poole Hospital and Poole & Bournemouth College. A little further away (less than 1.5 km) is Ashley Cross, which is centred around a village green and has many pubs, cafes and restaurants and is a popular place to hang out for all ages. Local schools include sought-after St Marys and St Edwards, as well as Oakdale Junior School and Poole High School, providing good education options for families. Gorsehill Road is well-connected by local bus services, and Poole Railway Station is a short drive away, offering direct rail connections to London Waterloo in approx. two hours. Poole Park, a large recreational area with lakes attracting visiting migrating birds, play areas, and sports facilities, connects through to Baiter Park and Whitecliff Harbourside Park making it an attractive walking area skirting around the harbour's edge to Poole Quay. The beautiful beaches of Poole and the south's centre for the arts at the Lighthouse adds to the area's appeal.





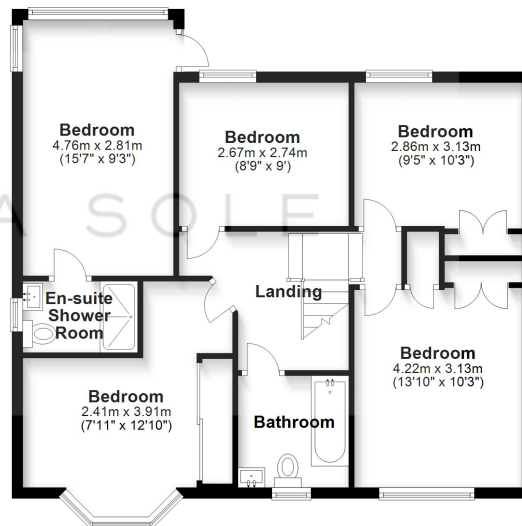
Ground Floor

Approx. 114.9 sq. metres (1237.2 sq. feet)



First Floor

Approx. 71.4 sq. metres (768.4 sq. feet)



Total area: approx. 186.3 sq. metres (2005.6 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+) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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