

PHILIPPA SOLE

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118 SANDBANKS ROAD, POOLE, DORSET, BH14
8DA



ABOUT THIS PROPERTY

£ 6 9 9 , 9 5 0

4 Double bedrooms

2 bathrooms - 1 Ensuite

2 Reception rooms

Open fireplaces

Master bedroom with balcony

Harbour glimpses

External hobbies room with shower room

Driveway with off road parking

Band E: £2257.37

Freehold

A charming and beautifully presented 4 double bedroom detached house, offering spacious accommodation over three floors. Boasting original features including open fireplaces and strip wood flooring, two reception rooms, conservatory/breakfast room, master bedroom with en-suite and balcony. Additional hobbies room with en-suite. Located in the heart of Whitecliff, falling within both Lilliput and Baden Powell school catchments. Vendor suited.

The character of this home is apparent as soon as you walk into the entrance hall. The original strip wood flooring flows throughout the ground floor. On the right is a formal living room with a pretty bay window and open fireplace. The separate reception room is currently used as a snug again with an open fire and additional double door that leads through to the conservatory which is used as a dining room, giving access onto the garden. The dining room opens into the modern kitchen, complete with striking granite work surfaces and a sociable central island. In addition are a range of stainless steel integral appliances and double doors leading onto the garden. Also on the ground floor is a downstairs cloakroom. The first floor boasts 3 double bedrooms and a family bathroom with separate shower.

The top floor has been extended and houses the master suite, with its own dressing room and private terrace which has some harbour glimpses to the south. The en-suite boasts a walk-in shower with limestone tiling. Outside, the garden has been beautifully landscaped and enjoys a westerly aspect with a good degree of privacy. To the rear of the garden, the original garage has been converted into a hobbies room / office and enjoys its own en-suite shower room, offering the option of additional accommodation for guests. To the front of the garage, a small storage area has been created to house bicycles.

LOCATION

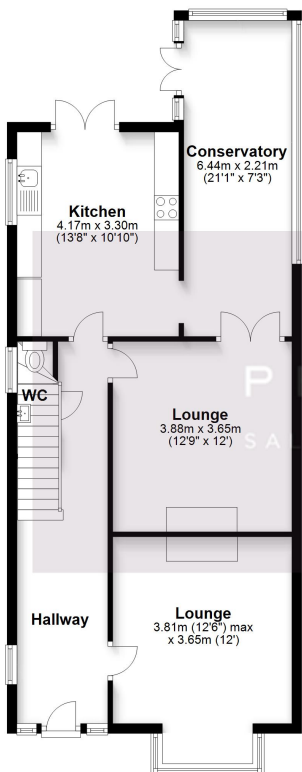
Located in the heart of Whitecliff, 10 metres from the local store with Post Office, Butchers, and Coffee Shop, yet just 320 metres from Whitecliff Park and a little over 2 miles from the beaches at Sandbanks. The property falls within both Baden Powell and Lilliput School catchments and is approximately a 10 minute walk away from Ashley Cross village offering a direct train line into London Waterloo in under two hours.





Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



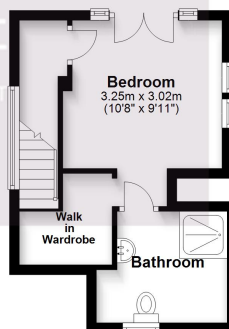
First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.3 sq. feet)




Total area: approx. 154.6 sq. metres (1664.4 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 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

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		67
(39 to 54)	E		
(21 to 38)	F	36	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES

VAT Number: 289586706