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**56 Woodlands Avenue, Hamworthy,
Poole, Dorset BH15 4EF**

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FREEHOLD PRICE £699,950

Backing onto Cobbs Quay and afforded uninterrupted views of the bay, is this unique 5 double bedrooms, 4 bathroom chalet style home. Offering versatile accommodation with 3 ground floor bedrooms, 2 bathrooms, open plan lounge/dining room and kitchen with galleried landing, 2 bedrooms, both with bathrooms on the first floor. The 80' garden is a particular feature having access at the rear onto the water with its own private jetty, allowing a place for a small boat. This peaceful setting is where water meets a rural outlook with the garden enjoying an abundance of wildlife, along with apple trees, mature plants and a lawn. Internally the property offers 2300 sqft of accommodation that is neat and clean, however offers further potential for updating. The home, originally built as a bungalow, was updated and extended and now includes some charming features; a spacious entrance hall with galleried landing, master bedroom with dressing room, walk in wardrobe, corner bathing area with roll top bath, double walk in shower and separate w.c, balcony capturing wonderful views and a generous lounge/ dining room that has doors leading to the rear garden. To the front is a block paved driveway, with parking across the front for 2/3 cars.

- Deceptively spacious 5 double bedroom, 4 bathroom detached chalet home with 2300 sq ft of accommodation
- Peaceful setting, right by Cobbs Quay and having water access and a pontoon
- Versatile accommodation over 2 floors, with the potential to house 2 families
- 80' rear garden with outside deck form living area and a rear decked area that enjoys the water view, large lawn and an abundance of plants, shrubs and trees. A beautiful, peaceful garden that enjoys hosting a wealth of wildlife, as well as looking out to many birds on the water
- Outside summerhouse/workshop
- Views from the first floor balcony out to Holes Bay
- Spacious entrance hall with galleried landing
- 3 ground floor bedrooms with a shower room and bathroom
- Kitchen with separate utility room
- 19'7x 18'10 lounge/dining room with multi fuel burner and a pair of patio doors out to the deck
- Generous master suite having a main bedroom with corner washing area, separate w.c, balcony with wonderful views, dressing area and walk in wardrobe
- Gas central heating, double glazing and solar panels
- Off road parking to the front for 2 cars
- Sold vacant with no forward chain.

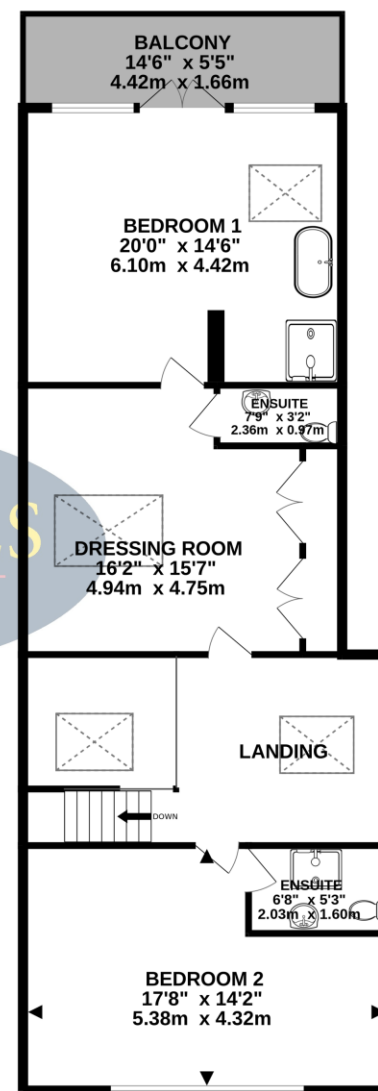
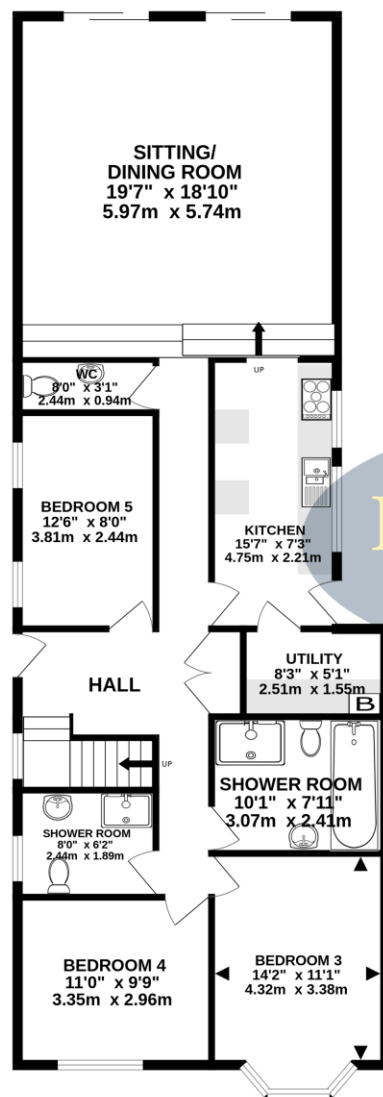
The home is set in a peaceful location, within 100 yards of Cobbs Quay and right on the beautiful waterside walk which takes you all the way along to Upton Country Park and back. This is a gorgeous walk providing views along Holes Bay. Hamworthy Park is a mile from Poole Quay and is an attractive Harbourside Park with 26 acres and panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1½ miles walk through Hamworthy Park and is a similar distance by car. Poole offers an extensive range of shops and restaurants, and Poole Quay is a popular attraction.





GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.

1ST FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.3 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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