

**Windrush, 99 Lake Drive, Hamworthy,
Poole, Dorset, BH15 4LR**



HEARNES

WHERE SERVICE COUNTS

Windrush, 99 Lake Drive, Hamworthy, Poole, Dorset, BH15 4LR

FREEHOLD PRICE Offers over £800,000

Harbour views and a tranquil ambience are enjoyed in this delightful setting, backing onto Ham Common Nature Reserve with the harbour beyond. A fabulous opportunity to acquire this 3 bedroom, 1950's detached property and turn it into your dream home. Set on a generous plot with 90ft garden to the front and similar to the back, this home is a hidden gem and is sold vacant with no forward chain. The double reception room has herringbone woodblock flooring and a substantial bay window to the front, the kitchen/breakfast room is fitted in wooden units and has a door to the rear garden and there is a ground floor cloakroom. There are 3 double bedrooms upstairs with a generous landing and bathroom. Other houses in the road have changed the layout, including using upstairs as living area to maximise the spectacular views. The property is set well back from the road with a large front garden laid mainly to lawn and a generous driveway, providing extensive parking for up to 6 cars and in turn leading to the garage. The total plot is approaching a quarter of an acre with the good size rear garden approximately 70ft wide at the rear boundary and approximately 90ft deep, backing directly onto a SSSI Nature Reserve.

- Fabulous setting and harbour views
- 3 double bedroom 1950's detached home requiring modernisation
- Huge opportunity to develop into a dream family home
- Large plot approaching quarter of an acre with 90ft frontage and similar length rear garden
- Garage and long driveway for numerous vehicles
- Excellent frontage enclosed by foliage, fence and double gates
- South westerly facing rear garden
- Views over Ham Common and the harbour beyond
- Vacant. No forward chain

NB There is not a working boiler at the property

Hamworthy Peninsular is steeped in history dating back to the roman times, it is an area of outstanding natural beauty and has SSSI status, especially to the southern side which offers spectacular views across Poole Harbour towards Brownsea, Round and Long Islands. The area is ideal for the nautically minded with many marinas nearby including Lake Yard, Cobbs Quay and Poole Yacht Club and there is a public boating slipway by the sandy beach. Poole Town Centre is within 2 miles offering an excellent range of shops restaurants and bars as well as Poole Quay which is a popular local attraction. The mainline Railway Station is within 2½ miles offering a 2 hour journey time to London.

COUNCIL TAX BAND: F

EPC RATE: F



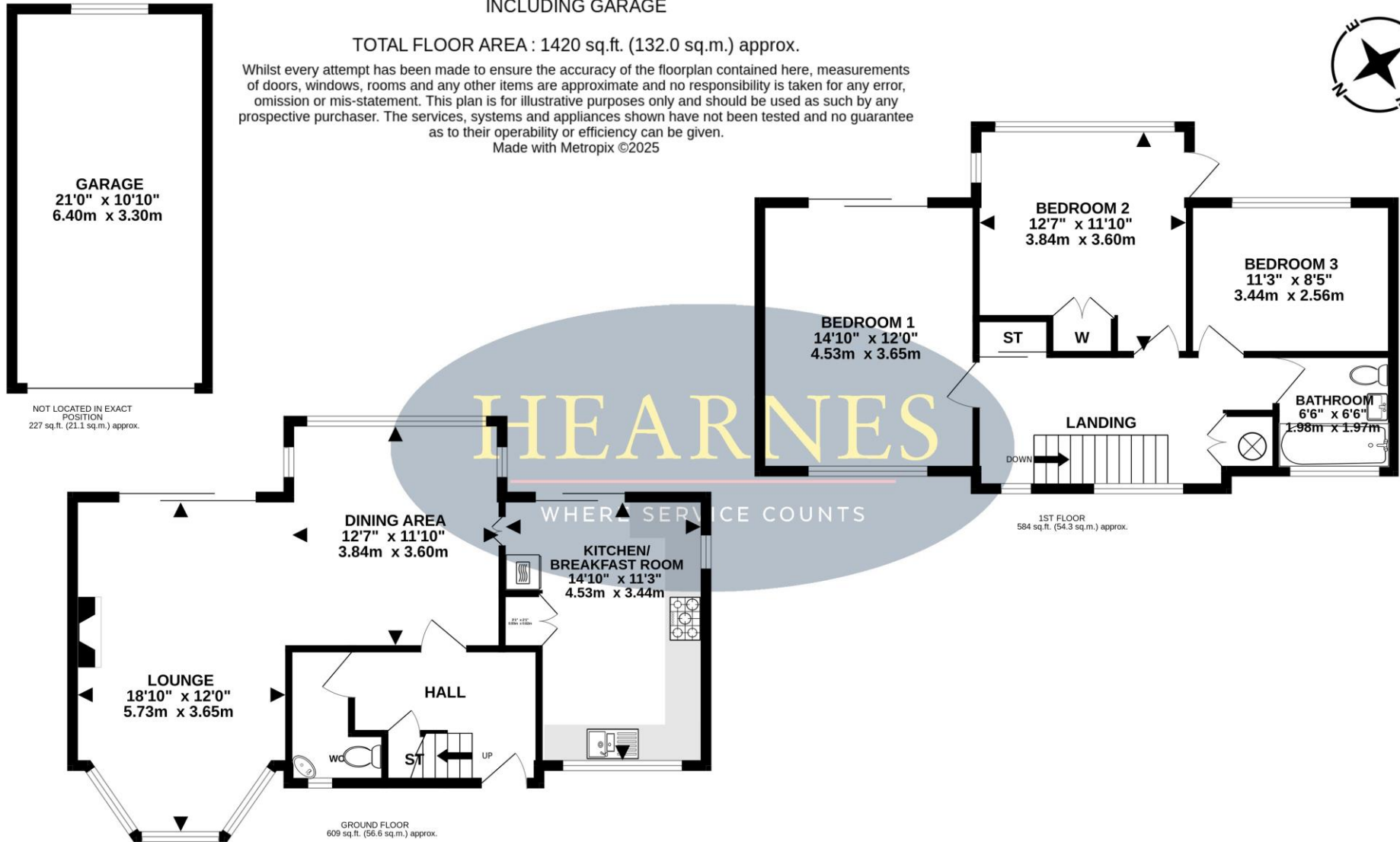


INCLUDING GARAGE

TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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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