

**95 Lake Drive, Hamworthy, Poole,
Dorset, BH15 4LR**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE £1,000,000

Harbour views and a tranquil ambience are enjoyed in this spectacular setting, backing onto Ham Common Nature Reserve with the harbour beyond. A fabulous 4 double bedroom, 1950's detached property with a double garage, double reception room, kitchen/breakfast room, office and set on a generous plot. The current owners have extended the home and updated it in parts, with further potential offered. The home has been modernised upstairs to include new carpets, decoration, internal doors, 4 piece family bathroom and ensuite shower room. Upstairs, the landing enjoys dual aspect views and the large windows are positioned perfectly to allow light to flood in. The home is set back 90' from the road with a block paved driveway and front garden offering a high degree of privacy and extensive parking. The total plot is approaching a quarter of an acre with the good size westerly facing rear garden approximately 70ft wide and approximately 90ft deep, backing directly onto a SSSI Nature Reserve. A delightful place to watch sunsets!

- Fabulous setting and harbour views from this attractive property
- Spacious 4 double bedroom 1950's, extended detached home offering 2800 sqft of accommodation
- Perfect home for boat enthusiasts, having views of the water and excellent storage for boating equipment
- Two storey side extension to include a double garage, office, master bedroom and en suite
- Double reception room with herringbone block paved flooring and both having doors to the garden
- Kitchen/breakfast room fitted in a range of wooden units with work tops over, extending to form a breakfast bar. Fabulous traditional AGA, in a deep red colour with 2 ovens, warming drawer, 2 hot plates. Further having integrated appliances to include electric hob with extractor, double oven, dishwasher, fridge/freezer and cupboard housing space for washing machine and tumble dryer
- Retro ground floor cloakroom and office
- Master bedroom with fitted wardrobes, feature wooden headboard with storage to surround and a refitted ensuite shower room having a double walk in shower
- 3 further double bedrooms, 2 with an enclosed balcony, refitted fully tiled family bathroom
- Large plot approaching quarter of an acre with 90ft front and rear garden
- Double garage with electric up and over door, power and light
- Excellent frontage, screened by foliage having a block paved driveway and extensive parking
- Fabulous westerly facing rear garden with outside patio, lawn and surrounded by established trees, plants and shrubs. Very private garden, backing onto the Common and enjoying fabulous sunsets.
- Two lean to storage rooms that run down both sides of the home which provide excellent places for storage

Hamworthy Peninsular is steeped in history and is an area of outstanding natural beauty with a 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. Hamworthy Park and Lake Pier are close by with Poole Town Centre and the mainline railway within 2 miles.

COUNCIL TAX BAND: G

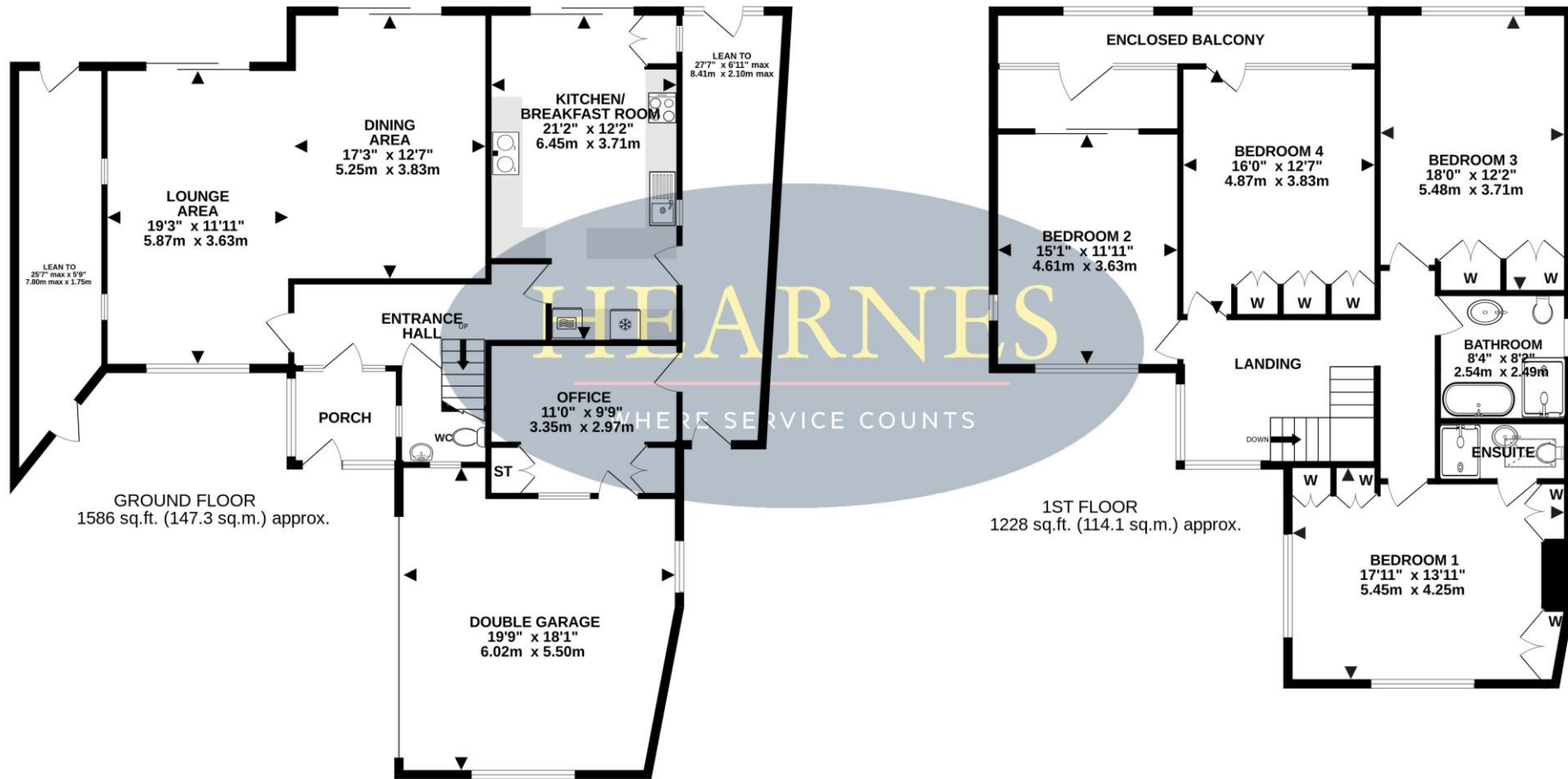
EPC RATING: C





TOTAL FLOOR AREA : 2814 sq.ft. (261.5 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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