

FOR SALE

8 Arley Road, Whitecliff, Poole,  
Dorset BH14 8DW



PHILIPPA SOLE





£785,000

Renovated 3-bedroom house with planning permission for loft conversion

Stylishly open-plan kitchen with Miele appliances, bifold doors, and roof light

Beautiful hardwood herringbone flooring

Dedicated utility / laundry room with WC

Garden office / gym

Off-street parking for two cars, side storage for bikes

All year round green artificial grass

Lilliput, Baden Powell & Poole High School catchments

Council Tax: Band D £2,147.75

Freehold

[Click here for virtual tour](#)

## About this property

Nestled in a desirable location, this beautifully renovated 3-bedroom detached house combines modern design with practical features, making it an ideal family home. Offering a seamless blend of indoor and outdoor living spaces, the property is thoughtfully designed with high-quality finishes throughout. From the stylish open-plan kitchen to the versatile garden office, every detail has been carefully crafted for comfort and convenience.

This fabulously renovated 3-bedroom detached house offers a stunning open-plan kitchen and breakfast room that seamlessly flows into the living room, which features a charming bay window. The modern kitchen boasts stylish shaker units, an integrated Miele dishwasher, and a Neff oven, along with bifold doors leading to the garden and a beautiful roof light flowing in natural light over the family dining area. The ground floor is finished with elegant hardwood herringbone flooring and includes a spacious utility room / WC with space for both a washing machine and tumble dryer. The wide hallway adds to the sense of space and is fitted with beautifully crafted modern panelling.

The principal bedroom is equipped with fitted wardrobes, as is the second bedroom. A contemporary family bathroom serves the household. The property also features a versatile garden office / gym with floor-to-ceiling windows, which can double as an additional bedroom. The kitchen opens onto a raised patio, with steps leading down to a low-maintenance garden with sleeper-bordered synthetic lawn. An additional patio area is located at the rear comfortably nestled under a feature tree. There is also a convenient walk-through storage area to the side of the house, perfect for bikes and water sports equipment. Off-street parking is available for two cars. The property has planning permission for a loft conversion, which will offer views from the top floor over Poole Harbour. Vendor suited.

## Location

Located in a quiet road, just metres from the local shops at Whitecliff. A footpath cuts through to Whitecliff Crescent giving access to the very popular Whitecliff Harbourside Park with its children's play area, a running and cycle path leading all the way to historic Poole Quay and Parkstone Bay Marina and South Deep Restaurant. In the opposite direction, also walking distance, is fashionable Ashley Cross with bakeries, cafes, restaurants and bars centred around the village green. Parkstone Railway Station offers a direct line into London Waterloo in approximately 2 Hours. The property falls within Lilliput, Baden Powell and Poole High School catchments and the beaches at Sandbanks are only a 10 minute drive or 20 minute cycle away.

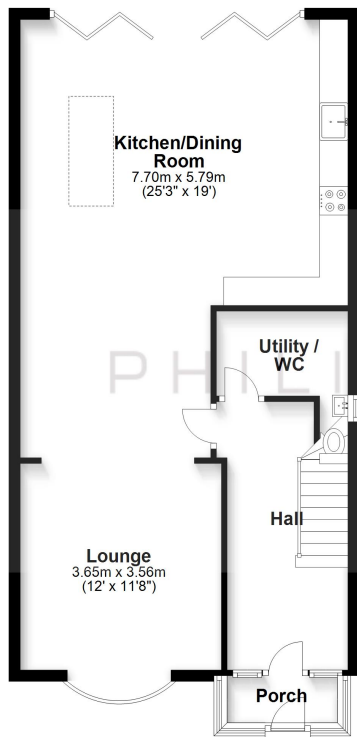






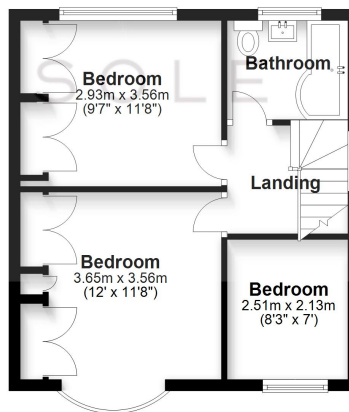
**Ground Floor**

Approx. 69.3 sq. metres (746.1 sq. feet)



**First Floor**

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 108.2 sq. metres (1164.2 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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