

Whitecliff Road  
Whitecliff, Poole BH14 8DU

Guide Price £1,500,000 Freehold





### Property Summary

A stunning six-bedroom house with fabulous water views of Poole Harbour, Brownsea Island and the Isle of Purbeck set on a highly sought road moments from well-regarded schools, yacht clubs and the open space of Harbourside Park. Parkstone Bay Marina is a short walk across the park to access one of the most exclusive Marinas on the South Coast. The accommodation has been designed to embrace the incredible far-reaching views which can be enjoyed from a full-width entertaining balcony that extends from an impressive first-floor open-plan lifestyle room, and a further balcony that leads from the principal bedroom. With accommodation arranged over three levels the property has an incredibly flexible arrangement of rooms and to complete the picture there is a large garden to the rear.

### Key Features

- Entrance hallway with generous laundry room and stairs to all floors
- Kitchen/dining and lifestyle room leading to a large balcony
- Open study area
- Three bathrooms, two ensuite
- Six bedrooms (further reception rooms if required)
- Balcony from principal bedroom
- Gated approach and generous parking
- Large rear garden
- Incredible views of Poole Harbour and open parkland
- Walking distance to yacht clubs and marinas





### **About the Property**

The property is approached through electronically controlled gates which lead to a driveway that provides parking for numerous vehicles. Steps rise to a 'New England' style covered veranda which in turn leads to the entrance hallway.

The entrance hallway has an incredibly useful laundry/boot room and sensibly three bedrooms are accessed from the hallway on the raised ground floor level (so that the incredible views can be enjoyed during waking hours in the main living area). All three of the bedrooms on this level are comfortable doubles with one having a private ensuite and the others sharing a family bathroom. The raised ground floor could be ideal for purchasers wanting a degree of separation in their accommodation for teenagers or visiting guests as the principal bedroom is located on the top floor of the property.

Stairs rise to the first floor where you enter an incredible open plan lifestyle room which is open to the kitchen. A fabulous space for entertaining with all the mod cons you would expect from a house of this standing. Undoubtedly you are drawn towards to the incredible view and as you step out onto the vast balcony you have a true sense of waterside living. The balcony has space for lounging, dining and entertaining on a larger scale. There is also a further bedroom located on this level which has an ensuite cloakroom – the use of this room could be easily altered if six bedrooms are not required.

To the top floor, the principal bedroom has a private balcony which shares amazing views and a further bedroom and bathroom complete the internal accommodation.

To the rear of the property there is another covered veranda overlooking a large rear garden which is mainly laid to lawn with a large timber outbuilding with double doors, power and light – the perfect place to store watersports gear, canoes and surfboards. Are we selling you the lifestyle...?

This house is a true favourite of ours as it embraces the very essence of Poole Harbour and the joy of living so close to the water.

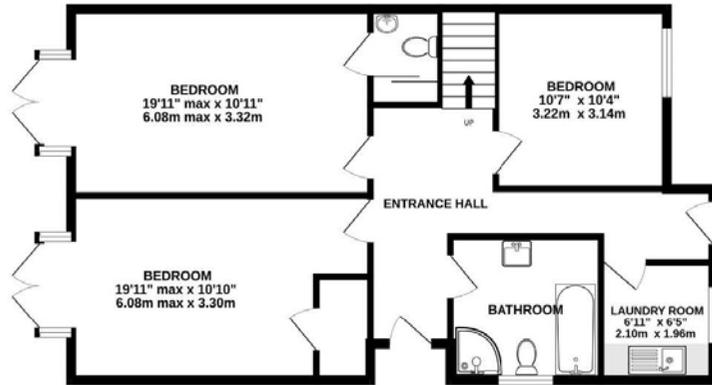
Tenure: Freehold Council Tax Band: G

### **About the Location**

Conveniently situated within an easy stroll to Whitecliff Park, harbour side and local shops and amenities, Whitecliff offers excellent communications to the town centres of Poole and Bournemouth. Lilliput village is situated nearby, which is home to Salterns Marina and a variety of shops including a Tesco Express and Co-operative, a patisserie and restaurant and amenities, such as a chemist, off licence, doctor's surgery and Lilliput First School.



GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



2ND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



**TOTAL FLOOR AREA: 2112sq.ft. (196.2 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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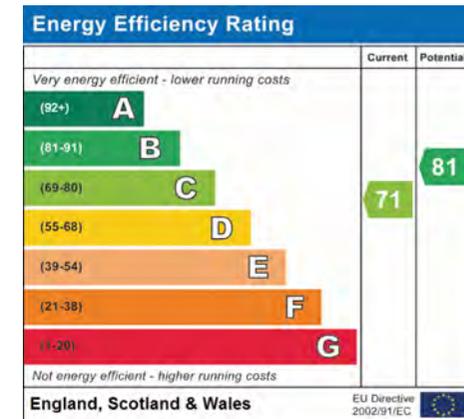
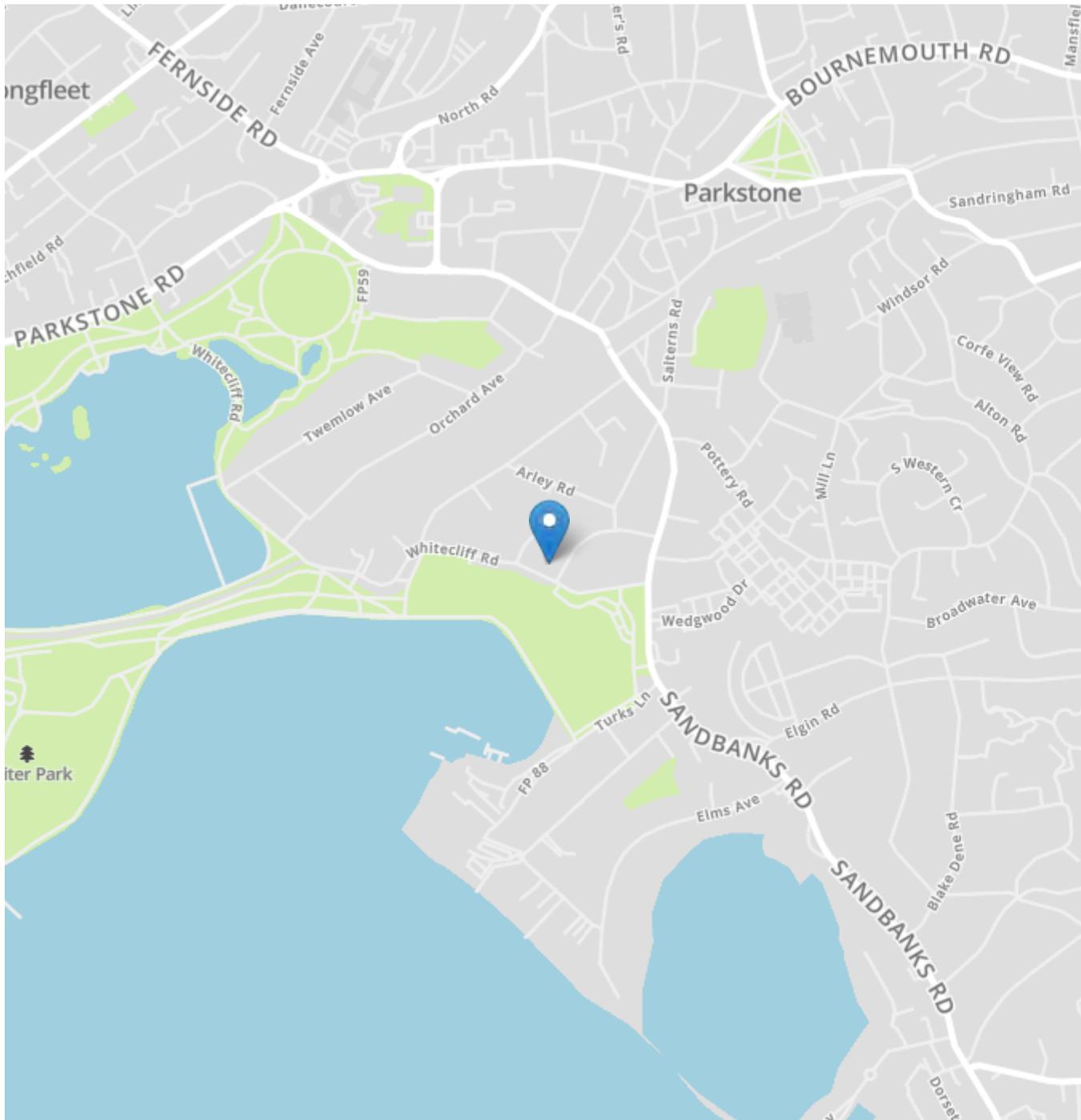


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



**IMPORTANT NOTICE**

Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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