

FOR SALE

The Boat House, Kingland Road, Poole Park, Dorset BH15 1TP



PHILIPPA SOLE



Guide Price £1,000,000

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Stunning views across Poole Park Lake

No forward chain

Corner position to cul de sac road

4 bedroom character home

3 bath / shower rooms

Large tandem garage and off road parking

Versatile accommodation

Walking distance to all local amenities

Council tax band D - £2048.24

Freehold

[Click here for virtual tour](#)

About this property

A detached three/four bedroom character home with stunning water views across the lake is positioned on a corner plot in this little known location on the edge of Poole Park. The property has been extended and loved but now would benefit from modernisation and personalisation by the next owner.

Presented over two floors this property provides versatile accommodation with all principal rooms enjoying fabulous views over the lake. On the ground floor, the open plan kitchen/dining room leads to a large secluded courtyard and tandem garage beyond. The kitchen is fitted with a range of high gloss units, integrated appliances and complimented by quartz worktops. The remainder of the ground floor offers two receptions, one could easily be used as a fourth bedroom, the other leading to the garden room and surrounding garden terrace beyond. Also on this level is a wet room, separate we and an abundance of storage cupboards.

The return staircase leads to the first floor and three double bedrooms with Park and water views. The principal bedroom is fitted with a range of bedroom furnishings and has an en suite shower room, with bedrooms two and three serviced by the family bathroom. There is scope to extend into the roof, subject to the relevant planning permission, which would offer extensive panoramic views across the lake, Poole Harbour and Sandbanks beyond.

Outside, the level garden has been created with low maintenance in mind, being mainly paved, bounded by mature plants and bushes which are kept at a certain height to enjoy the surrounding views. There is a large tandem garage and off-road parking for multiple vehicles including a boat.

Location

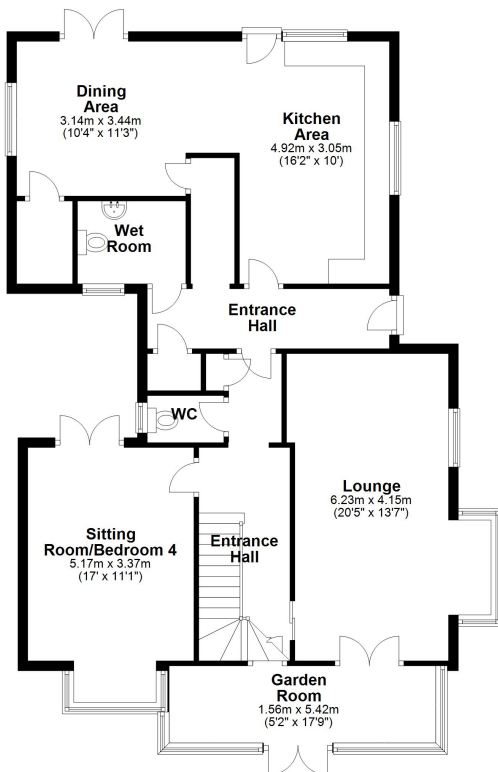
Situated in a location where every day feels like a holiday. Poole Park borders the magnificent Poole Harbour, the Park itself provides an array of activities from various water sports, a game of tennis, a gentle bowling green or simply just watching the ducks and swans at the various restaurants and cafes. Nearby is the Lighthouse Theatre which is always well attended, Poole's extensive shopping centre providing a diverse range of shops and restaurants and Poole train station with a direct line to London Waterloo in approximately 2 hours.





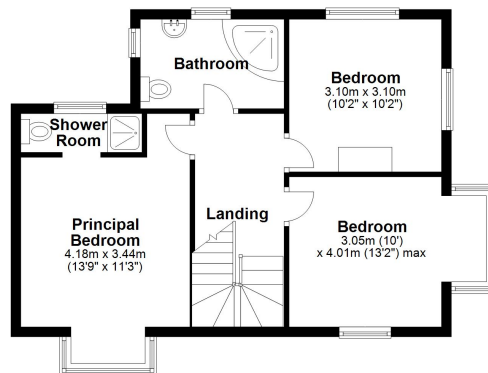
Ground Floor

Approx. 103.4 sq. metres (1113.0 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



Total area: approx. 153.5 sq. metres (1651.7 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 (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	74
England, Scotland & Wales		

EU Directive 2002/91/EC

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