



**4a Sandbanks Road, Poole,  
Dorset, BH15 8AQ**









## 4a Sandbanks Road, Poole, Dorset, BH14 8AQ

### Freehold Guide Price £1,000,000 - £1,050,000

A spacious, 2800 sqft detached 4 bedroom home with 2 bedroom attached annexe, ideal for 2 families or as a home and income. The home is screened from the road and enjoys a very private and southerly facing rear garden, along with a 3 vehicle carport and further parking for 3/4 cars. The main house has generous rooms to include a fabulous 36' lounge/family room with vaulted ceiling and a dual aspect overlooking the garden with folding double glazed doors to one side, leading to the garden. The spacious entrance hall leads to a generous kitchen/dining/day room with doors to the garden, a ground floor bedroom and shower room. Upstairs is a very large master bedroom with 4 piece ensuite bathroom, along with 2 further double bedrooms and a family bathroom. There are hard wooden floors throughout the accommodation, making it practical and modern, with triple glazed windows to the front elevations, providing a good sound barrier to the road. The home is set behind an electric sliding gate, offering privacy from the road and is within a hundred yards to the entrance of Poole Park and local shops across the roundabout. The southerly facing plot is generous in width and length, measuring approximately 0.3 of acre. Internally the property is well presented and further offers potential for improvement. The annexe, with its own private entrance, is currently rented, providing excellent income, or could be incorporated back into the main body of the house.

- Detached 2800 sqft property laid out as a 4 double bedroom main house and 2 bedroom annexe
- Set on a generous plot with approaching 0.3 of an acre. Southerly facing, fully enclosed private rear garden
- Spacious entrance hall with fabulous dual aspect, 36' lounge/family room with vaulted ceiling and bio fold doors to one side leading to the garden
- Kitchen/dining day room fitted with a modern kitchen with high gloss white units, wooden work tops over forming a breakfast bar and integrated 4 ring gas hob with extractor over, double oven, dishwasher and space for American style fridge and freezer
- Wooden floors throughout the ground and first floor
- Ground floor bedroom with shower room
- Large master suite with 2 windows facing the rear and fitted with an excellent range of wardrobes and 4 piece ensuite bathroom with separate walk in double shower
- Luxury 4 piece bathroom having a double wark in shower
- 2 further first floor bedrooms with built in wardrobes
- 2 bedroom self contained annexe, with connecting door to main house
- Set off the road with a 3 vehicle car port and further parking for 3-4 cars
- Screened from the road by a solid wall, extensive foliage and electric sliding gate

Although set on a busy round about, the property is heavily screen from the road and conveniently located being right by Poole Park, and on the road that leads to the well renowned Sandbanks Beaches. Perfect for cycling/walking and running as Poole Park is an outdoor hotspot and the gateway to Whitecliff Park, Poole Quay, and the harbour. The local shops are within a few hundred metres and Ashley Cross and Lilliput communities are within a mile, with their range of bars, restaurants, and coffee houses.

COUNCIL TAX:

EPC RATE:







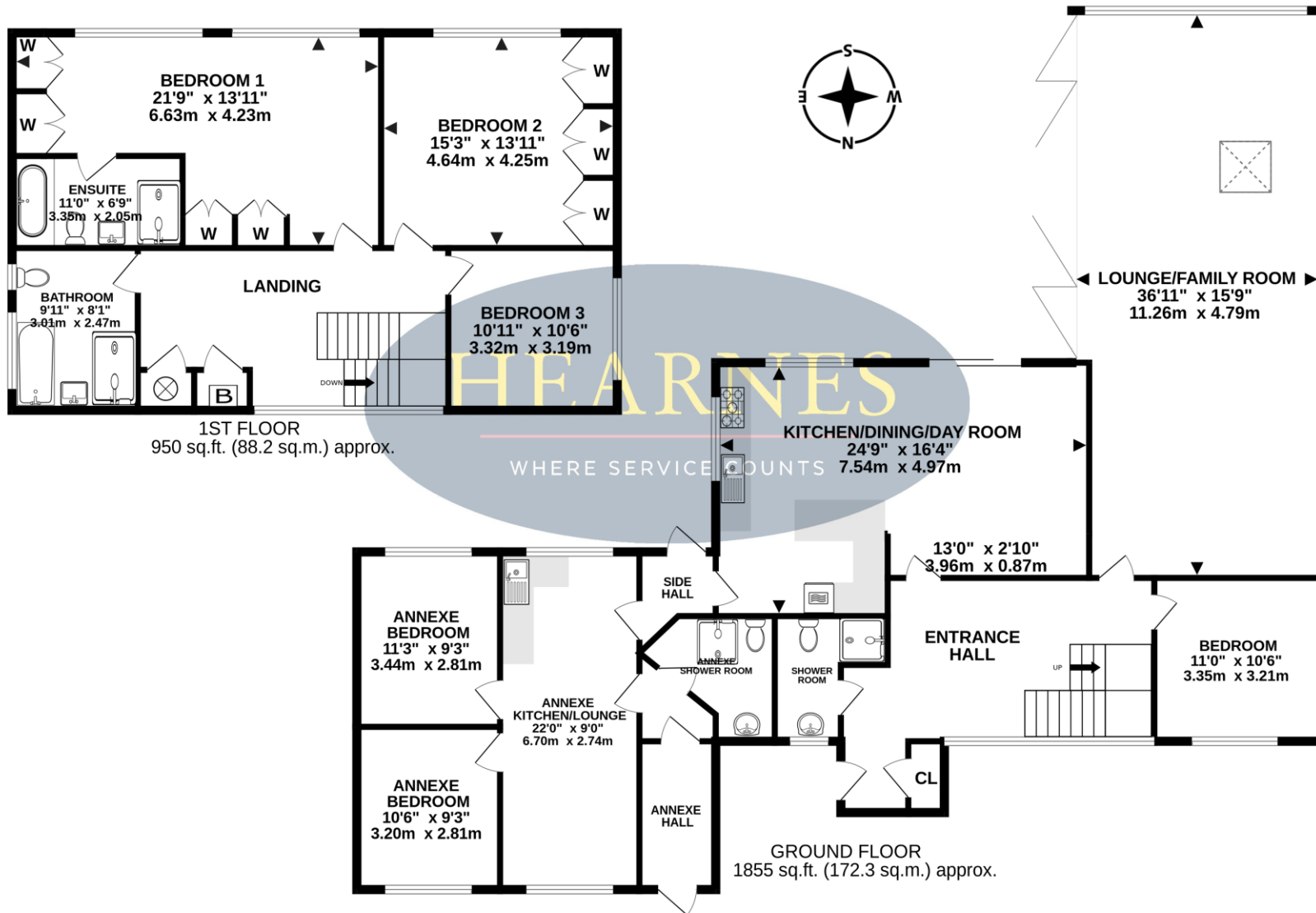






TOTAL FLOOR AREA : 2805 sq.ft. (260.6 sq.m.) approx.

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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