



65 Hunt Road, Poole, Dorset BH15 3QF

£650,000 Freehold

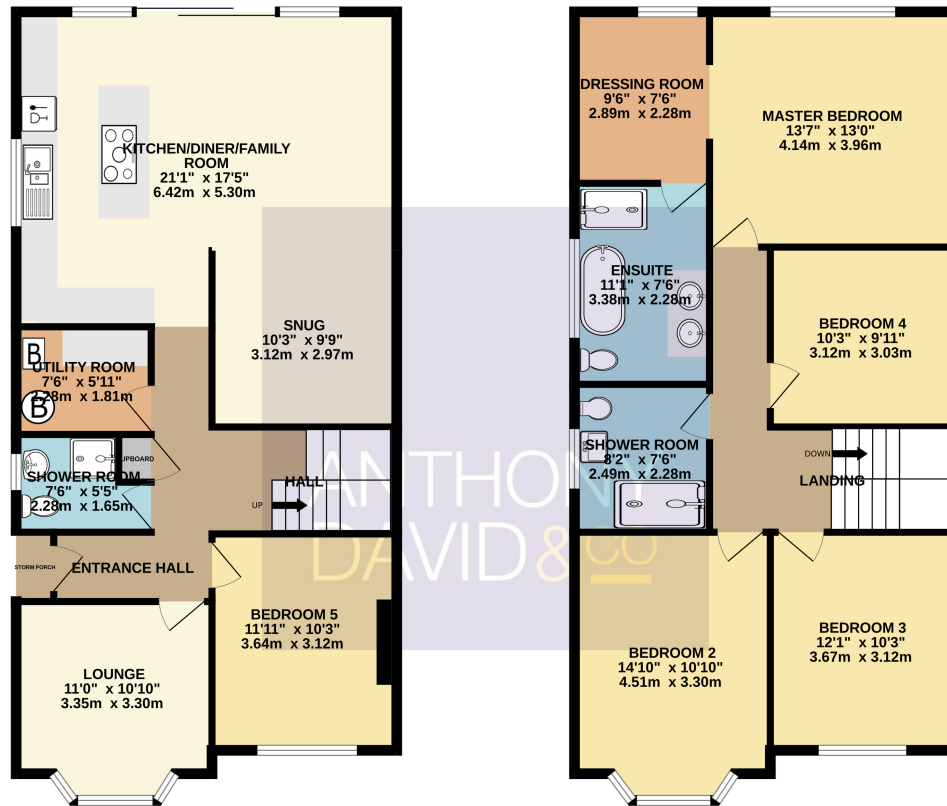
A spectacular five bedroom detached house situated on one of Oakdale's premier roads a short distance away from local shops, amenities and schools. Ashley Cross with its array of trendy bars and bistros is also close by. This striking home has been stylishly remodelled and extended by the current owners and internal viewing is imperative to appreciate not only its sought after location but also the stunning (over) 1750 sq ft of living accommodation on offer, which comprises: lounge, bespoke kitchen/diner/family room, snug, utility room, downstairs shower, stunning master suite with dressing room bespoke bathroom and further luxury shower room. Externally the property boasts a superb landscaped South Westerly aspect rear garden with artificial lawned area and raised sun deck ideal for al fresco dining in the summer months. To the front the ample driveway provides off road parking, there is additional parking to the rear. Further features of this immaculate family home include integrated appliances island the kitchen, roll-top bath and his and her sinks in the en-suite, gas central heating, and UPVC double glazing, to name but a few. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, St Marys RC Primary, Poole High and St Edwards RC/CoE Secondary.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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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Entrance Hall Doors to

Lounge 11' 0" x 10' 10" (3.35m x 3.30m)

Kitchen/Diner/Family Room 21' 1" x 17' 5" (6.43m x 5.31m)

Snug 10' 3" x 9' 9" (3.12m x 2.97m)

Utility Room 7' 6" x 5' 11" (2.29m x 1.80m)

Shower Room 7' 6" x 5' 5" (2.29m x 1.65m)

Landing Doors to

Master Bedroom 13' 7" x 13' 0" (4.14m x 3.96m)

Dressing Room 9' 6" x 7' 6" (2.90m x 2.29m)

En-Suite Bathroom 11' 1" x 7' 6" (3.38m x 2.29m)

Bedroom Two 14' 10" x 10' 10" (4.52m x 3.30m)

Bedroom Three 12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom Four 10' 3" x 9' 11" (3.12m x 3.02m)

Shower Room 8' 2" x 7' 6" (2.49m x 2.29m)

Garden South Westerly aspect

Parking Front and Rear

Council Tax Band D

Agents Note The EPC was carried out prior to the property being refurbished.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		