

FOR SALE

118a Sandbanks Road, Poole,  
Dorset BH14 8DA



PHILIPPA SOLE



£799,950

Stunning open-plan kitchen / living / family room

4 bedrooms

Main bedroom with en-suite shower room

Luxury family bathroom

Historic planning consent for loft conversion

Level west-facing rear garden

Snug with log burner

Garage

Council band E: £2,294.63

Freehold

[Click here for virtual tour](#)

## About this property

A beautifully refurbished and extended four bedroom family home, boasting a stunning kitchen / living / day room, cosy snug, four bedrooms, en-suite shower room, luxurious family bathroom, westerly-facing garden and garage, located in the heart of Whitecliff falling within Lilliput and Baden Powell school catchments.

The homely 1930s character frontage has been intentionally retained, along with the most magnificent Wisteria on Sandbanks and belies an extensive renovation/extension of this property. On entry, you pass by a downstairs cloakroom/WC and then entrance into a snug, with cosy wood burner and used as a private lounge/study/5th guest bedroom. When you move into the expansive and impressive open-plan living area you, are welcomed by a beautiful high specification shaker style kitchen, in cornflower blue (Villeroy & Boch Belfast sink, Samsung American style fridge freezer, silent dishwasher and range cooker housed in a hearth with in-built extraction & storage), with meticulous ergonomic design. A separate utility houses a sink, washer, dryer, work surfaces and units. The marble effect quartz topped island, with wine fridge, storage and pop up power/USB comfortably sits 6 and measures 2.5 X 1.4M. The whole area is flooded with light from 2 ceiling Velux windows and large triple track slider windows, optimising the light in the winter months and which flow into a private west-facing garden with patio, lawn, lavender garden and a sun trap seating area. There is a second wood burner and seating area within the open-plan; the entire downstairs has wood effect floors and underfloor heating. Moving upstairs, there are 2 smaller bedrooms and 2 large bedrooms, one en-suite, both with ample room for super king beds and storage, the other has a feature bay window. The walk-in wardrobe is designed to become the stair well for a loft conversion, for which planning was approved in 2017. The upstairs bathrooms are both tiled with Porcelanosa and have features such as anti-steam mirrors, a large bathtub and a double sink in the en-suite.

## Location

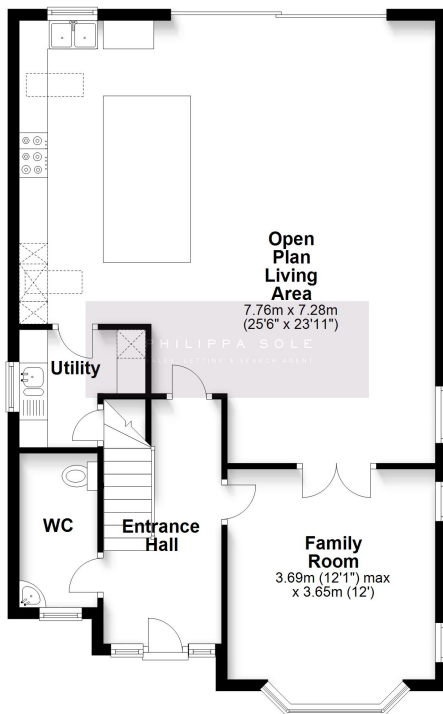
In the heart of Whitecliff, opposite a Post Office/convenience store and close to a beautician, butcher, cafés (one is organic, the other licensed offering evening pizza and beers), clothes and hardware shops. Equidistant from Lilliput & Ashley Cross, with a direct 2hr train route into London Waterloo and in catchment for both Lilliput and Baden Powell schools.





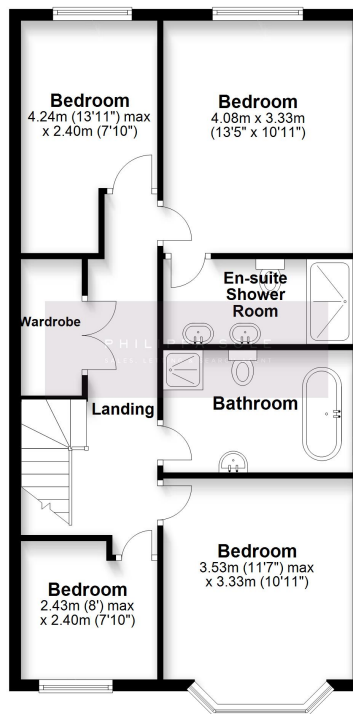
### Ground Floor

Approx. 81.5 sq. metres (877.6 sq. feet)



### First Floor

Approx. 68.0 sq. metres (731.5 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.

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