

167 Sandy Lane, Upton, Poole, Dorset, BH16 5LU



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## FREEHOLD PRICE £1,100,000

Set backing onto the tranquil backdrop of Lytchett Bay, is this delightful, well presented 5 bedroom, 3 bathroom detached home with fabulous gardens and a peaceful setting. Looking out onto this area of natural beauty, the home offers tastefully presented accommodation, with calm Scandinavian styling and a well planned layout, ideal for family living and entertaining. Only a few homes along this stretch of coastline, have such an outlook, so this unique property is one not to be missed! The home has been updated over the owners' 17 years to include a new kitchen/breakfast room with integrated appliances, double reception room with bi folding doors out to the garden, Karndean flooring throughout the ground floor, redecoration in soft natural hues, refitted cloakroom, updated bathrooms and a wonderful, landscaped garden. A real feature is the private 100' rear garden with its eye catching 9m x 5m heated swimming pool, surrounded by Brazilian slate tiles and composite deck. The garden extends beyond the pool with a large lawn and summer house with patio area. The home also offers a garage and off road parking for 5 cars, side by side, along with close access to the coastal path of Lytchett Bay Nature Reserve. An ideal family home in the heart of Upton!

- Fabulous views from this delightful family home backing onto Lytchett Bay Nature Park
- Well planned accommodation, with a layout orienting itself towards the rear of the property to make the most of the aspect and views
- 5 bedroom, 3 reception room, detached home that was built in the 1930's and extended in 2005
- Very well presented inside with the home being well cared for by the current owners over their 17 years
- Open plan lounge/dining room with bi fold doors to the rear which fold back to reveal the garden and view
- Wren kitchen/breakfast room, refitted in 2022 in a range of shaker style units with work tops over and fitted with integrated AEG and Bosch appliances to include induction hob, extractor, 2 ovens, dishwasher, wine fridge and space for American style fridge/freezer. Feature Butler sink with Quooker tap over, and island unit with breakfast bar and space for a pair of bar stools
- Karndean flooring throughout the ground floor entrance hall, lounge/dining room and kitchen/breakfast room
- Open plan dining room, leading to the lounge having bi folding doors out to the garden. Further reception room/study
- Master bedroom with Juliet balcony and stunning views, fitted wardrobes, Karndean flooring and ensuite 4 piece bathroom
- Bedroom 2 with Juliet balcony and refitted ensuite shower room
- Southerly facing rear garden that enjoys the sun and measuring over 100'; divided into the front area with swimming pool and decking and rear lawned area with patio and 10' x 10' Summer Lodge (with power and light)
- Delightful 9m x 5m heated swimming pool with Brazilian slate tiles and further composite decking. The pool was commissioned in 2007 and a new liner installed in 2024 and comes with summer and winter covers
- Garage with power and light. Gas central heating with a new boiler in 2024
- They home was recently painted externally and had new double glazed windows throughout in 2022

Sandy Lane is set in the heart of Upton, within easy reach of the local shops and close to excellent schools to include Upton Infant, Junior and Lytchett Minster Senior Schools. Lytchett Bay Nature Park is directly behind and one of the few places you can still see the natural change from heathland to marshland, which could once be found all around Poole Harbour. The open access off Sandy Lane, with open sandy paths and is a great area for a walking and nature watching. It is also perfectly located for Upton Country Park which is under a mile and has over 140 acres of beautiful award-winning gardens, open parkland woodland and shoreline along with a Georgian Grade 2 listed building. An ideal place for walking and cycling routes as well as the walled garden and Peacock Tearooms. The Castleman Trailway, linking Upton to Ringwood, via Wimborne and Moors valley is also close by offering a fabulous, guided path for walking, cycling and horse riding. Hamworthy Park is within 2 and half miles and is an attractive harbourside park, set in 26 acres with panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 3 miles away.

Council Tax Band F

EPC Rate: C





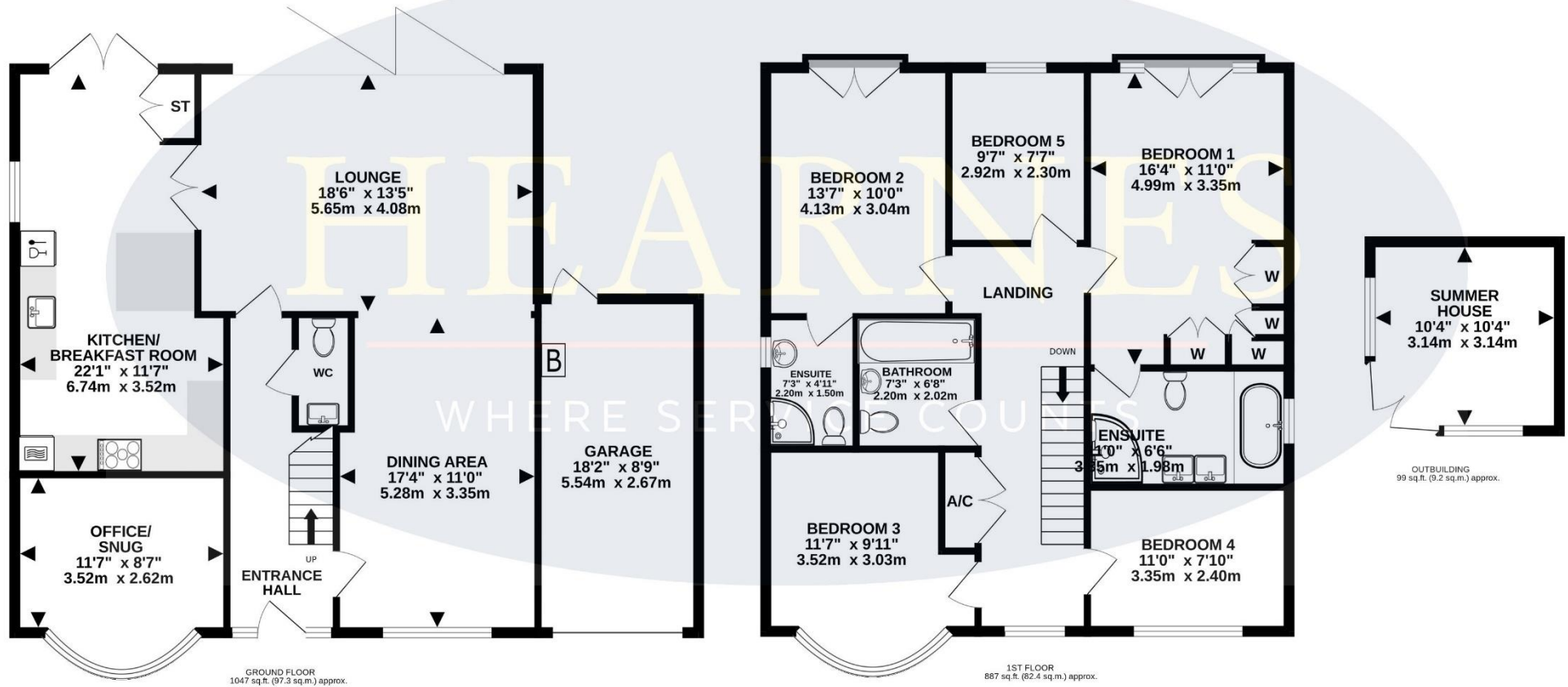


INCLUDING GARAGE AND OUTBUILDING

TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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