



**86 Dorchester Road, Upton,  
Poole, Dorset, BH16 5NT**

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## FREEHOLD GUIDE PRICE £500,000 - £515,000

A stylishly presented and extended 1930s-character 3 bedroom detached home set within a generous plot and positioned less than half a mile from Lytchett Bay Nature Reserve. The ground floor accommodation boasts a wonderful open plan kitchen/dining room with a central island, underfloor heating all with a charming farmhouse style, creating a fantastic space for both everyday living and entertaining. In addition, there is a separate lounge with a feature log burner, a utility room and a downstairs cloakroom. The rear garden measures approximately 90ft in length and provides an excellent outdoor space with a large decking area, patio and lawn, along with a garage, garden shed and hot tub. Further benefits include gas central heating, a spacious driveway providing off road parking for approximately 4 vehicles and a covered carport to the side of the property.

- An extended 3 bedroom 1930's detached house in an attractive farmhouse style throughout
- Marvelous open plan kitchen/dining room, to include a central island, ample shaker style units with wooden worktops above. Integral appliances are also included such as a Beiling range cooker, dishwasher, microwave and American style double fridge/freezer
- Lounge/snug with dual fuel log burner and character bay window
- Utility/boot room with wash hand basin and space for a washing machine and tumble dryer
- Downstairs cloakroom
- Underfloor heating in the kitchen/dining room and utility room
- 90ft long rear garden offering a patio, lawn and decking with large garden shed and garage with power
- Large driveway for 4 cars
- Gas central heating throughout
- Vendors suited!

The property is conveniently situated close to local shops within half a mile and within easy reach of Upton Infant School, Upton Junior School and Yarrells Preparatory school. Upton Country Park is an award-winning park ideal for great family days out. Close by, there is also a beautiful grade II listed Georgian mansion where you can enjoy a guided tour. Hamworthy Park is within 3 miles and is an attractive harborside park set in 26 acres with panoramic views of Poole Harbour and the Purbeck Hills.

**COUNCIL TAX BAND: D**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

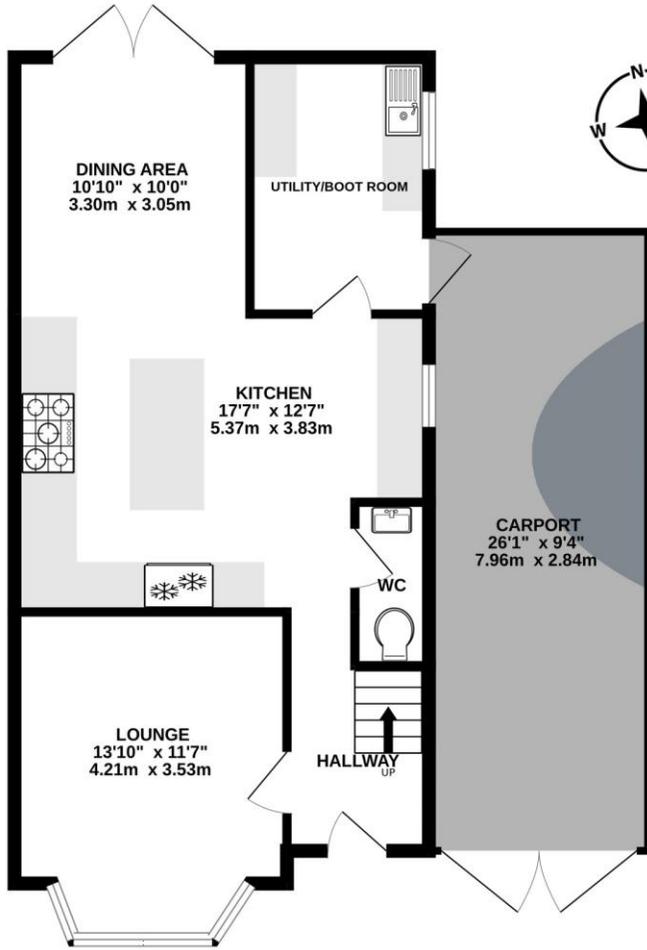




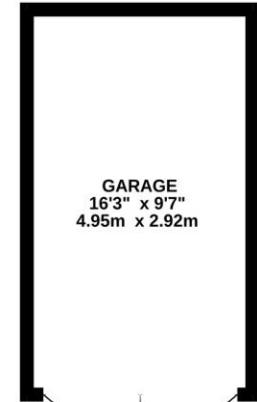
GROUND FLOOR

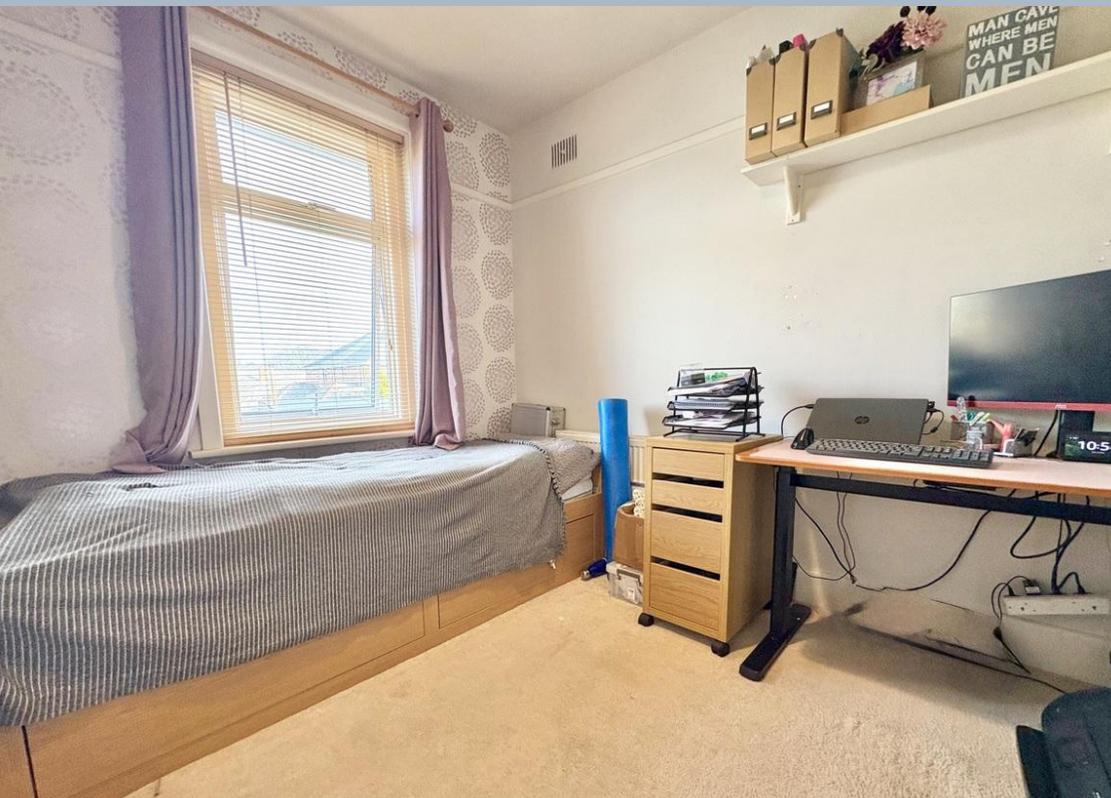
1ST FLOOR

OUTBUILDINGS



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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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