

HOME OF DISTINCTION



Hamworthy

goadsby

goadsby.com



Lake Drive, Poole BH15 4LR

A SIMPLY STUNNING LUXURY HOME BOASTING
COMMANDING VIEWS OVER POOLE HARBOUR ALONG
WITH 3/4 RECEPTION ROOMS, 4/5 BEDROOMS & 4
BATHROOMS

- Stunning family residence • Spacious kitchen/breakfast room • Integral garage • Home office • Gym/Mezzanine • Spacious sun terrace
- Large rear garden with heated swimming pool
- Ample driveway parking

Ref: 605282

Guide Price £1,000,000



Property Description

Goadsby in Poole are proud to be offering to the market this spacious and grand detached house, set in substantial grounds in a prime Hamworthy Peninsula location benefitting from wonderful Harbour Views.

The property is nestled in a quiet spot in Hamworthy in this desirable position within the conservation area. This combination of a substantial house and picturesque grounds makes the houses in this location some of the most sought-after on the South Coast, providing the delicate balance between a waterside location with bright and open spaces.

Significantly extended by the current vendor, the house possesses the sought after fusion of character and space. The property is presented in beautiful condition throughout whilst still allowing potential to extend further subject to the necessary planning permissions.

Particularly noteworthy is surely the exceptional views on offer. Overlooking Poole Harbour from the living room as well as the kitchen, study and the large sun terrace which is accessed via the living space. The house offers both spacious and versatile living accommodation throughout. This includes a sumptuous sitting room which benefits from a large window occupying the stunning Harbour Views, this also leads on to a large formal dining room as well as a strikingly spacious kitchen/breakfast room which leads onto the terrace and a spiral staircase leading down to the garden. An expansive Master Bedroom complete with space for wardrobes with a large en-suite completes the first floor accommodation. The ground floor comprises a further 4 bedrooms, 1 of which is used as an extra living room, 2 en-suites, a large family bathroom and boiler room.

Outside, the property continues to shine. With a heated swimming pool set into a decked area combined with a large decking and private garden this house offers everything. A tandem garage, utility room, study, large driveway offering off road parking for several cars completes the accommodation. The property must be simply viewed.

Location

The property is within close proximity to Hamworthy Park & Beaches and is also nearby to shops and amenities on Blandford Road with a number of good transport links into Poole Town Centre itself.

Property Measurements

Living Room - 5.4m (17'9) x 3.61m (11'10)
Dining Room - 3.2m (10'6) x 3.15m (10'4)
Family Room/Bedroom 5 - 6.02m (19'9) x 3.44m (11'3)
Kitchen/Breakfast Room - 6.6m (21'8) x 2.69m (8'10)
Study - 5.4m (17'9) x 2.84m (9'4)
Master Bedroom - 5.99m (19'8) x 3.45m (11'4)
En-Suite - 2.5m (8'2) x 1.87m (6'2)
Bedroom 2 - 5.64m (18'6) Max x 3.44m (11'3)
En-Suite - 2.42m (7'11) x 1.82m (6')
Bedroom 3 - 5.64m (18'6) Max x 3.16m (10'4)
Bedroom 4 - 5.29m (17'4) Max x 2.72m (8'11)
En-Suite - 1.67m (5'6) x 1.39m (4'7)
Bathroom - 2.5m (8'2) x 2.33m (7'8)
Gym/Family Room - 8.3m (27'3) Max x 7.97m (26'2) Max







PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

Brochure prepared by James Silverton

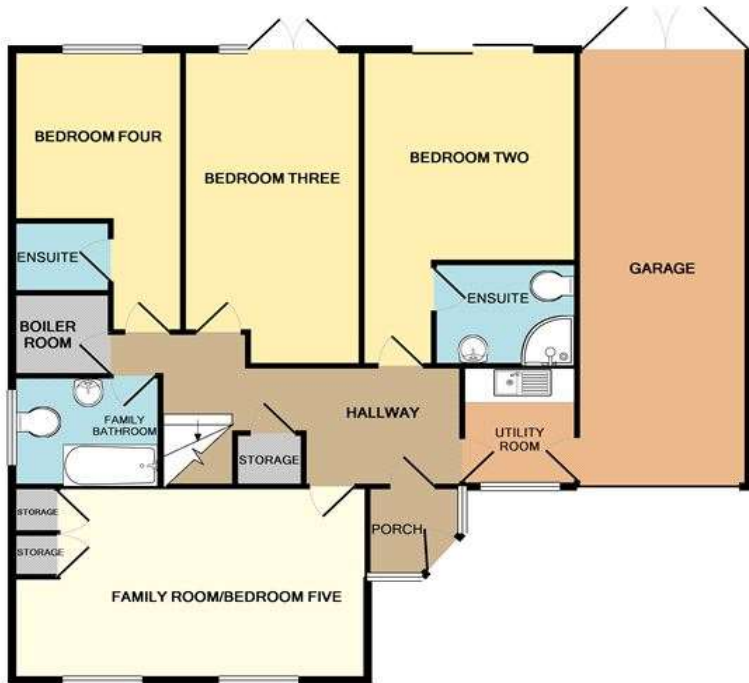
POOLE

245 High Street North
Poole, Dorset, BH15 1LX

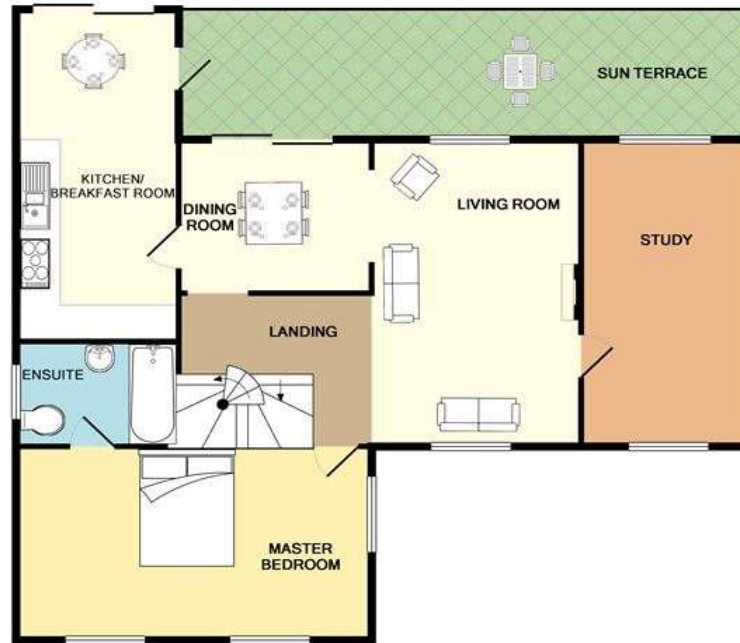
t: 01202 673375

e: poole@goadsby.com





GROUND FLOOR



1ST FLOOR



2ND FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

