



56 Woodlands Avenue, Hamworthy, Poole, Dorset, BH15 4EF

Asking Price £699,950

- Waterfront Detached Family Home
- Principle Suite with Dressing Room & En-suite
- Driveway For Several Vehicles
- Two Ground Floor Bath/Shower Rooms
- Immaculately Presented Throughout
- Five Bedrooms
- En-suite to Bedroom Two
- Lovely Rear Garden with Waterfront Access
- In Excess of 2000sq ft
- No Forward Chain!

56 Woodlands Avenue, Poole BH15 4EF

No Forward Chain! We are delighted and privileged to offer for sale this incredible, waterfront family home situated in Hamworthy, near Poole.



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C

Council Tax Band: E



Woodlands Avenue

This beautifully presented and thoughtfully extended detached residence enjoys an enviable position directly on the waterfront of Holes Bay, offering breathtaking, uninterrupted views and private access to the water. Spanning over 2,000 sq ft, this exceptional home combines generous living space with an unbeatable location.

Upstairs, the property features a striking galleried landing leading to two substantial en-suite bedrooms. The impressive principle suite includes a dressing room and private balcony overlooking the bay — perfect for relaxing with morning coffee or evening sunsets.

The ground floor offers a light-filled sitting room with serene views across the landscaped rear garden to the water, accessible from both the welcoming entrance hall and a stylish kitchen. Three additional double bedrooms and two more bath/shower rooms are situated at the front of the home, making it ideal for family living or hosting guests.

The rear garden extends over 75 feet and is beautifully maintained, featuring a tranquil pond, summerhouse/workshop, and gated access to a private jetty—perfect for kayaking, paddle boarding, or simply enjoying the views. There's also dual side access leading to the front, where a spacious driveway provides ample parking for multiple vehicles.

Ideally located, the home is just minutes from a variety of local amenities, highly regarded schools, and excellent transport links. Poole Town Centre and the historic Quay are both within easy reach, offering a vibrant selection of shops, cafes, restaurants, and coastal attractions—blending natural beauty with modern convenience.

In our opinion, this property must be viewed to appreciate the quality and space on offer. This can be arranged by calling our Upton office.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

