

# 6 Sandbanks Road

Poole Park  
Poole, Dorset  
BH14 8AQ



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Price guide £925,000

This exceptional period house has been lovingly updated by the current owners to create extremely comfortable accommodation comprising large rooms with high ceilings and a southerly outlook over its garden. Positioned less than half a mile from the vibrant cafes and restaurants of Ashley Cross and less than 200 yards from Poole Park, the house is ideally positioned to take full advantage of the amenities this popular area has to offer.

## Summary of Accomodation

4 bedroom detached house

Generous south facing garden with separate home office

Character features

Immaculately well presented throughout

Generous off road parking with car port and EV charging point

Viewing highly recommended

Walking distance to Poole Park

Vendor suited





On the ground floor there is a sitting room which opens onto the conservatory. The dining room can also open onto the sitting room but can equally be separated by folding glazed doors to create either a designated dining room or a more open plan arrangement. Both the dining room and sitting room have gas fires and look out onto the deck and gardens beyond.

The kitchen is recently fitted and contains a range cooker and built in appliances. There is also a utility area where there is space and plumbing for a washing machine and tumble dryer. Also on the ground floor is a WC.

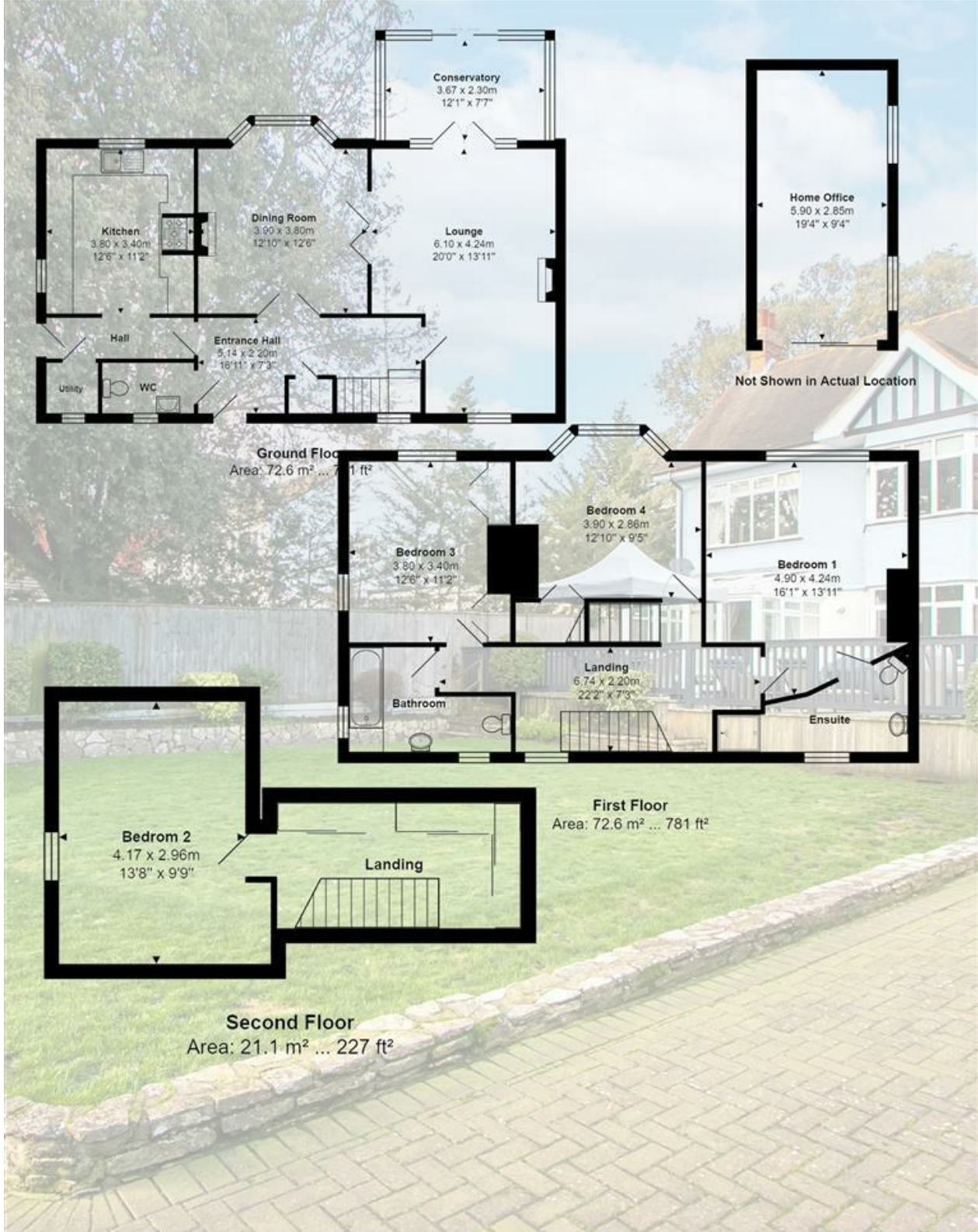
On the first floor, the master bedroom has an en-suite shower room and there are two further bedrooms and family bathroom. From the landing, stairs lead to a second floor bedroom beside which lies a landing complete with a range of fitted cupboards and further room for additional loft converted space.

The house is approached through a sliding, remotely operated electric gate that leads to a turning and parking area adjacent to the house and double car port.

The gardens, which are approximately 90 feet long lie predominantly to the rear of the house and face due south with a particularly open outlook. The conservatory opens onto a wide deck that runs the full width of the house and provides a particularly sunny area for al fresco dining. The majority of the garden beyond the deck is laid to lawn with well stocked flower beds at the margins.

At the end of the garden, a former garage has been converted to form a superb home office that has been insulated and has heating, light and power as well as a wired broadband connection.

The watersports and golden beaches of Sandbanks are nearby and Parkstone station, just the other side of Ashley Cross provides direct services to London Waterloo in just over 2 hours.



## Lloyds Property Group

PROPERTY NAME

6 Sandbanks Road

LOCATION

BH14 8AQ

TOTAL FLOOR AREA

1927.00 sq ft

COUNCIL TAX

Band E BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3523 EW