

# 132A Sandbanks Road

Poole, Dorset

BH14 8DA



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*Offers in Excess of £1,100,000*

Whitecliff is a favoured location for family houses and this stylish home is sure not to disappoint. Situated on the corner of Whitecliff Crescent and Sandbanks Road, this beautiful home is in the catchment area for Baden Powell and Lilliput First Schools.

The area ticks highly for being in easy reach of the glorious sandy beaches of Sandbanks which are only a couple of miles away and Whitecliff Harbourside Park is just at the end of the road.

The property is close to a choice of local shopping parades at nearby Whitecliff and Lilliput and there are great eateries nearby.

The house is, in our opinion, perfectly proportioned and has been tastefully extended and remodelled by the current owners to offer flexible living accommodation set over just two floors, with a downstairs bedroom and bathroom if required.

## *Summary of Accommodation*

- Stunning family home
- Situated in a sought after location
- 4/5 bedrooms
- 3 bathrooms (en-suite to main bedroom)
- Hugh living/kitchen/dining lifestyle room
- Garden chalet/cabin
- High specification throughout





The bright and welcoming entrance hall is a great size and features bespoke understairs storage by Tekne, one of the areas most prolific joinery manufacturers.

There is a wonderful open plan lifestyle room, zoned for cooking, dining and relaxing with the kitchen area boasting high end appliances, a large stone topped island and feature sky light.

There is also a well thought out utility room with space and plumbing for a washing machine and tumble dryer as well as plenty of storage.

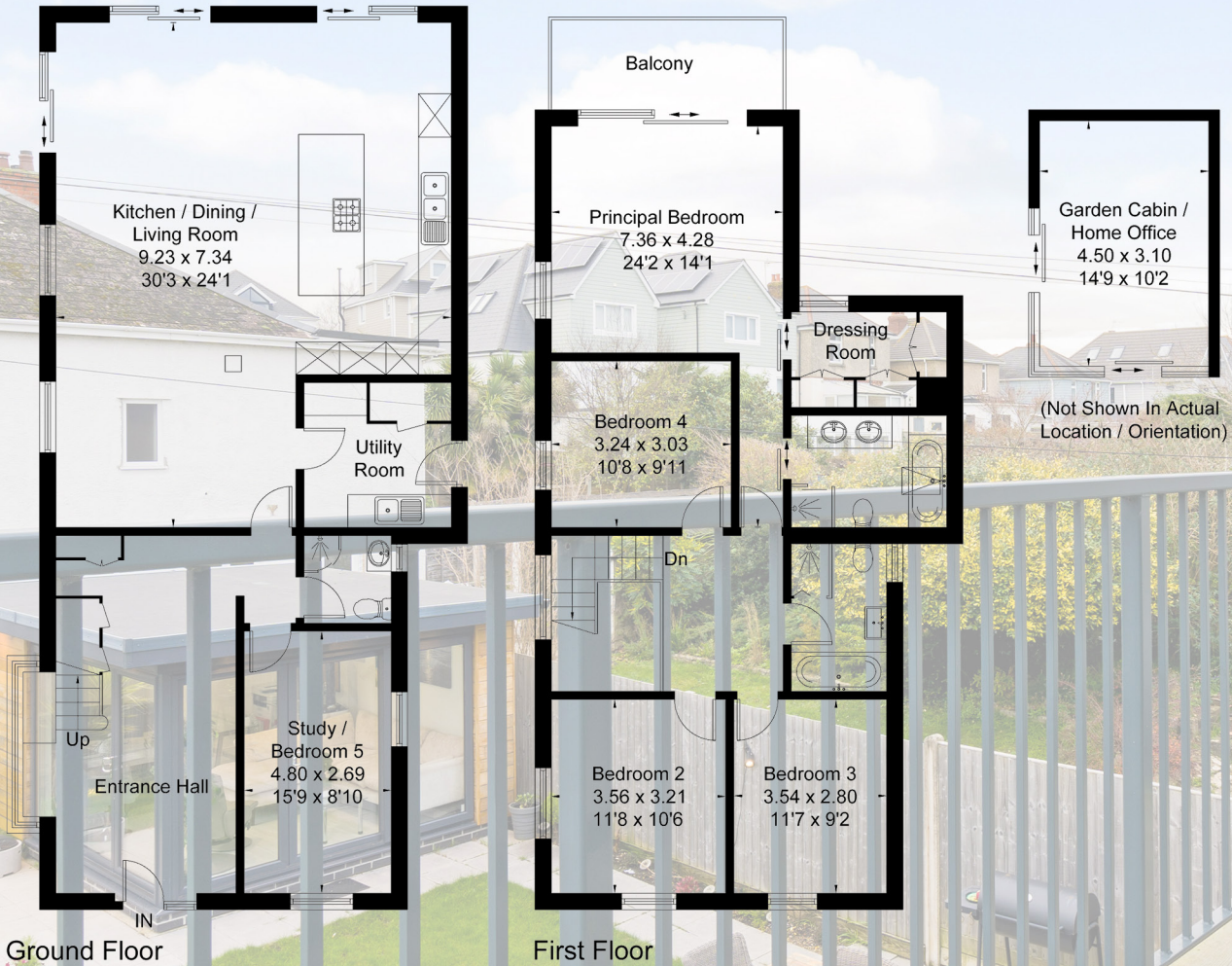
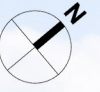
The house extends to approximately 2106 sq ft and includes four double bedrooms upstairs and two luxuriously appointed bathrooms, of which one is ensuite to the principal bedroom

The principal bedroom also boasts a dressing room fitted out by Tekne, electrically operated blinds and a generous decked balcony overlooking the rear garden.

The level rear and side garden is framed with attractive hedging, is laid to patio and lawn and comes complete with a fabulous garden cabin (approx 150 sq ft in size) with power and light - a perfect summer house or ideal for those working from home.

The driveway is laid to brick block paving and there is plentiful parking for numerous vehicles.

Approximate Area = 195.7 sq m / 2106 sq ft  
 Summer Office = 13.9 sq m / 150 sq ft  
 Total = 209.6 sq m / 2256 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 327738

## Lloyds Property Group

PROPERTY NAME  
 132A Sandbanks Road  
 LOCATION  
 Poole BH14 8DA

APPROXIMATE MEASUREMENTS  
 195.7 sq m / 2106 sq ft  
 Summer Office 13.9 sq m / 150 sq ft  
 Total 209.6 sq m / 2256 sq ft

VIEWING ARRANGEMENTS  
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 Ref: 3514-JA  
 EPC Rating: C  
 Council Tax Band: BCP(Poole) E

*Illustration for identification purposes only, measurements are approximate, not to scale*