



*Guide Price £1,295,000*

4 Whitecliff Road, Whitecliff, Poole, Dorset, BH14 8DU



EST. 1977

**KEY DRUMMOND**  
ESTATE AGENTS



# 4

## Whitecliff Road, Whitecliff, Poole, Dorset, BH14 8DU

A unique and individually designed 'New England' style five bedroom detached house boasting breath taking views from all floors across to Poole Harbour, Brownsea Island and The Purbeck Hills beyond. The property offers spacious accommodation over three floors, having been intelligently designed by the current owners with the main open plan living space being on the first floor to benefit the view. Situated opposite Harbourside Park and Parkstone Yacht club and within walking distance to Whitecliff amenities and Ashley Cross village. The property is within Lilliput First and Baden Powell Middle school catchment areas

- WATER FRONTED NEW ENGLAND STYLE HOUSE
- VIEWS OF HARBOUR FROM TERRACES ON ALL FLOORS
- SIX BEDROOMS
- GOOD SIZE GARDEN TO REAR
- SPACIOUS & AIRY
- SHOW HOME CONDITION THROUGHOUT

Local Authority BCP, Tax Band G, Tenure: Freehold



## Location

Whitecliff has become a very popular location to buy in over recent years with its convenience to the town centre, parks, amenities, marinas/golf course and beach. With it being situated directly opposite Parkstone Bay/Parkstone Yacht club it is extremely rare properties like this come available. Ashley Cross village is only short distance away with its array of amenities, fashionable bars and stylish bistros not forgetting Parkstone train station that has direct routes to Waterloo, London. In the other direction Lilliput shopping parade can be found and in turn the award winning sandy beaches of Sandbanks.

## Property Comprises

The property sits behind remote controlled electronic gates which lead to a driveway with parking for several vehicles, with some raised flower bed borders and lawn. There is a secure side gate giving access to the rear.

### Ground Floor

The entrance hallway is bright and inviting. There are three double bedrooms all with sufficient wardrobes/storage. The two front bedrooms are both bright and airy benefiting from their own terrace and harbour glimpses (one with a WC). There is a modern family bathroom, a large walk in airing cupboard ideal for drying wet-suits/sportswear and storing linen etc and a utility room. The rear garden can be accessed from the ground floor.

### First Floor

The open plan kitchen/lounge/diner has, in our opinion, the 'Wow factor' with its breathtaking far reaching views across Harbourside Park, Poole Harbour, Brownsea Island and the Purbeck Hills beyond. There is an impressive south facing decked sun terrace (22'10 x 10'11) which is large enough to BBQ, dine and relax on. The sun terrace is a real sun trap being sheltered from the wind and open to the sun from dawn to dusk. This area is accessed via double opening patio doors with glass panels either side extending the whole width of the room. The Shaker style kitchen has a range of appliances including an American fridge/freezer. There is an additional room







off the living area that is currently used as a snug but could be utilised as either a double bedroom / second lounge, playroom, office or cinema with a door leading to cloakroom/wc.

#### Second/Top Floor

There is a large floor to ceiling walk in storage area with double opening doors. There are two double bedrooms on this floor, the impressive master bedroom is of a good size with an extensive range of floor to ceiling built in wardrobes and additional eaves storage. There are double opening French doors that lead onto a south facing sun terrace, again benefiting from stunning uninterrupted and far reaching views across Harbourside Park, Poole Harbour, Brownsea Island and the Purbeck Hills beyond, remote controlled Velux windows. There is a contemporary family bathroom on this floor.

The property has been designed with a beach style theme in mind and unique to anything else in the area. All rooms neutrally decorated and are bright and airy with pleasant outlooks.

#### Outside

The property benefits from a good size rear garden measuring approximately 90ft in length with a large timber deck patio with the remainder being laid almost entirely to lawn. There is an impressive storage shed (6.2m x 3.1m) with double opening doors and benefiting from electric/ power, suitable for windsurfs, canoes, surf boards etc.





GROSS INTERNAL AREA  
 FLOOR 1: 817 sq ft, FLOOR 2: 734 sq ft  
 FLOOR 3: 475 sq ft, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 53 sq ft  
 TOTAL: 2026 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		71	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

