



Poppy House Organford Road, Organford, Poole, Dorset, BH16 6LA

Asking Price £675,000

- Four/Five Bedrooms
- Rural Views
- Spacious Driveway
- Amazing Kitchen/Family Room
- Utility & Downstairs toilet/shower
- Stunning Detached Family Home
- Beautifully Presented
- Balcony From Principle Bedroom
- Envious Location
- Must Be Seen!

Poppy House Organford Road, Poole BH16 6LA

We are delighted to be appointed as sole agents in the sale of this incredible family home with countryside views and modern conveniences in the quiet, semi rural village of Organford.

4  4  2  C 

Council Tax Band: F



Organford Road

Poppy House is a beautifully presented four/five bedroom detached family home, situated in the hamlet of Organford. Built in 2006 to a high standard of specification and design, this fantastic property provides everything you'd expect and hope for from rural living whilst being conveniently close to local towns and amenities.

The accommodation has been designed with modern, family life at the forefront having a superb kitchen/dining/family area to the rear of the property, which has windows and doors leading directly to the rear garden. Off the kitchen, there is a utility/boot room with matching units and space for white goods. Furthermore, there is a downstairs shower/toilet off the utility.

The main living room has a feature brick open fireplace with inset multi-fuel stove and double doors opening to the kitchen, ideal when entertaining but can be closed off to create a cosy living room. There is a downstairs bedroom (fifth) with en-suite shower room, which could easily be used as a study or playroom if preferred.

Upstairs, the house is very spacious with four double bedrooms, en-suite shower and family bathroom. The principle bedroom is a particular feature with a fantastic enclosed balcony/sundeck capturing the morning sun and enviable rural views over adjacent fields. There are full height fitted wardrobes providing ample storage space.

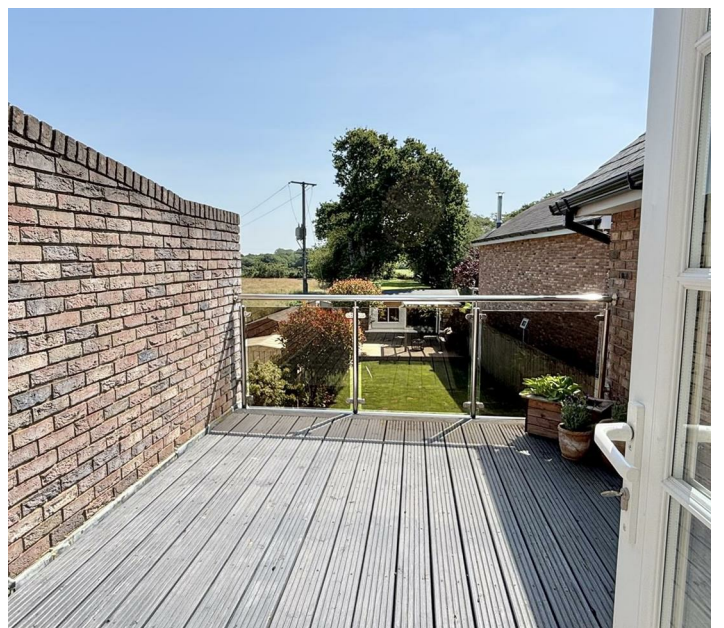
Further benefits include; gas central heating, double glazing, window shutters and block paved driveway providing ample off road parking for multiple vehicles.

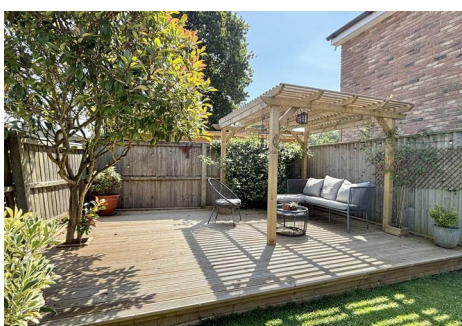
Outside, the rear garden extends to about 50' and has a flat lawn with patio and lovely decking & pergola area situated perfectly to capture the evening sun. All is enclosed by close boarded fencing. There are established shrubs, side access, garden shed and entertaining terrace.

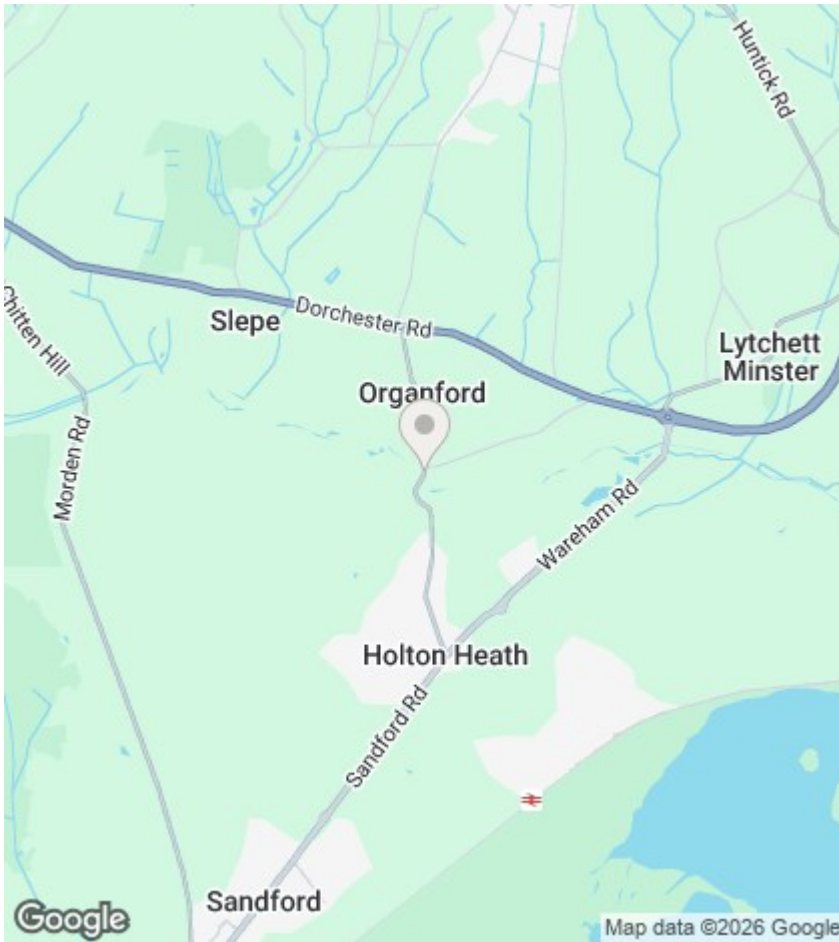
Situated approximately 7 miles from the major east Dorset town of Poole, within easy distance of Swanage and the Jurassic coast. The historic market

town of Wareham, on the banks of the River Frome, is only 4 miles away and offers an excellent range of shops and amenities.

To arrange a viewing, or for more information, please contact our Upton office at your earliest convenience.







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.

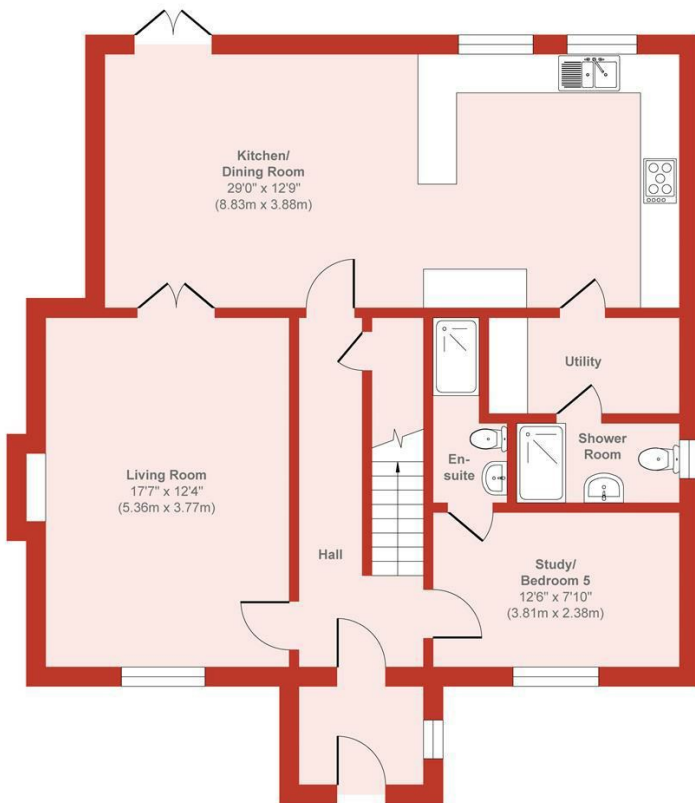
Viewings

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		86
(81-91)	B		
(69-80)	C	77	
(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	



Ground Floor
Approximate Floor Area
1001 sq. ft
(93.04 sq. m)



First Floor
Approximate Floor Area
806 sq. ft
(74.96 sq. m)

Approx. Gross Internal Floor Area 1807 sq. ft / 168.00 sq. m

Produced by Elements Property