

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

114 Haymoor Road

Oakdale, Poole, BH15 3NU

Guide Price **£450,000**



114 Haymoor Road

Poole

A Spectacular 'Upside-Down' House with Breathtaking Views Over Poole

Occupying an enviable elevated position, this spectacular and truly unique 'upside-down' house has been thoughtfully designed to make the most of its wonderful views over Poole. Beautifully updated throughout, this fine home offers spacious, well-proportioned accommodation arranged over two levels, with the principal living spaces positioned on the upper floor to take full advantage of the outlook.

The upper level welcomes you with an entrance hallway leading to a stylish, modern kitchen and dining room, where the views provide a stunning backdrop for everyday living and entertaining alike. A convenient utility room, a contemporary family bathroom and a separate WC complete the practical elements of this floor. The generous lounge is a particular highlight, with patio doors opening onto a westerly-facing terrace complete with a remote-controlled canopy, a beautiful spot to unwind, dine al fresco and watch the sun set over the town.

The lower level is home to four well-proportioned double bedrooms, served by a modern fitted shower room, offering flexible accommodation ideal for families and those needing space for guests or a home office. The property is finished throughout with double glazing and central heating for year-round comfort.

Outside, the rear garden is quite simply breathtaking and must be seen to be believed. Set over several levels, the first tier is laid to lawn and decking and features a large workshop/home office, perfect for those working from home or in need of a creative space. Beyond lies what can only be described as a 'Secret Garden', where steps wind through an enchanting area of woodland to a wonderfully private and secluded section of the garden that has to be experienced to be fully appreciated. To the front, the property benefits from off-road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

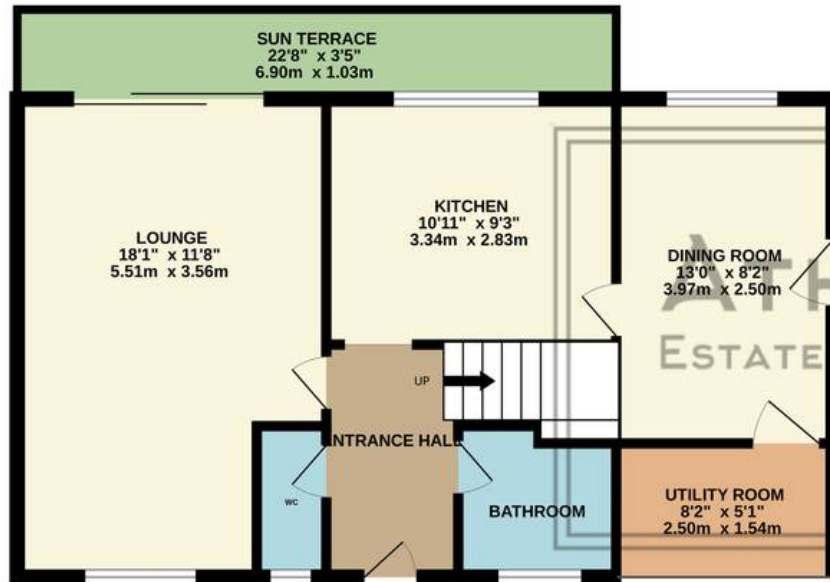




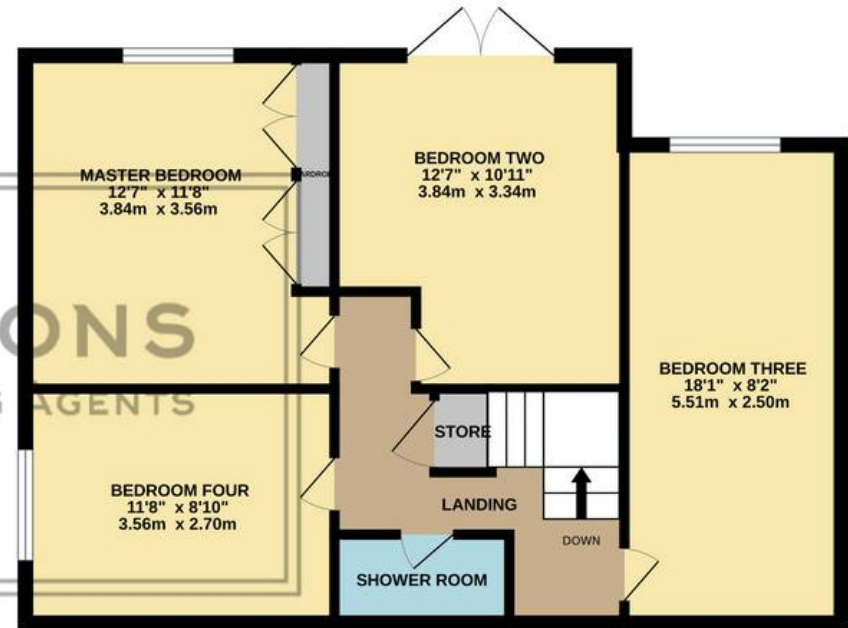




GROUND FLOOR



LOWER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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