



21 Hinchliffe Road, Hamworthy, Poole, BH15 4ED



A particularly spacious 4 bedroom, 3 bath detached chalet home set on a corner plot with 2 driveways situated close to Holes Bay & Cobbs Quay Marina.

- Large open plan living area and kitchen
- Separate sitting room
- 4 double bedrooms with scope to create a 5th
- Main bedroom with en-suite & walk-in wardrobe
- 3 bath/shower rooms
- Corner plot
- 2 driveways, parking for several vehicles
- Detached garage and workshop
- Secluded low maintenance garden
- Desirable location close to Holes Bay
- No forward chain

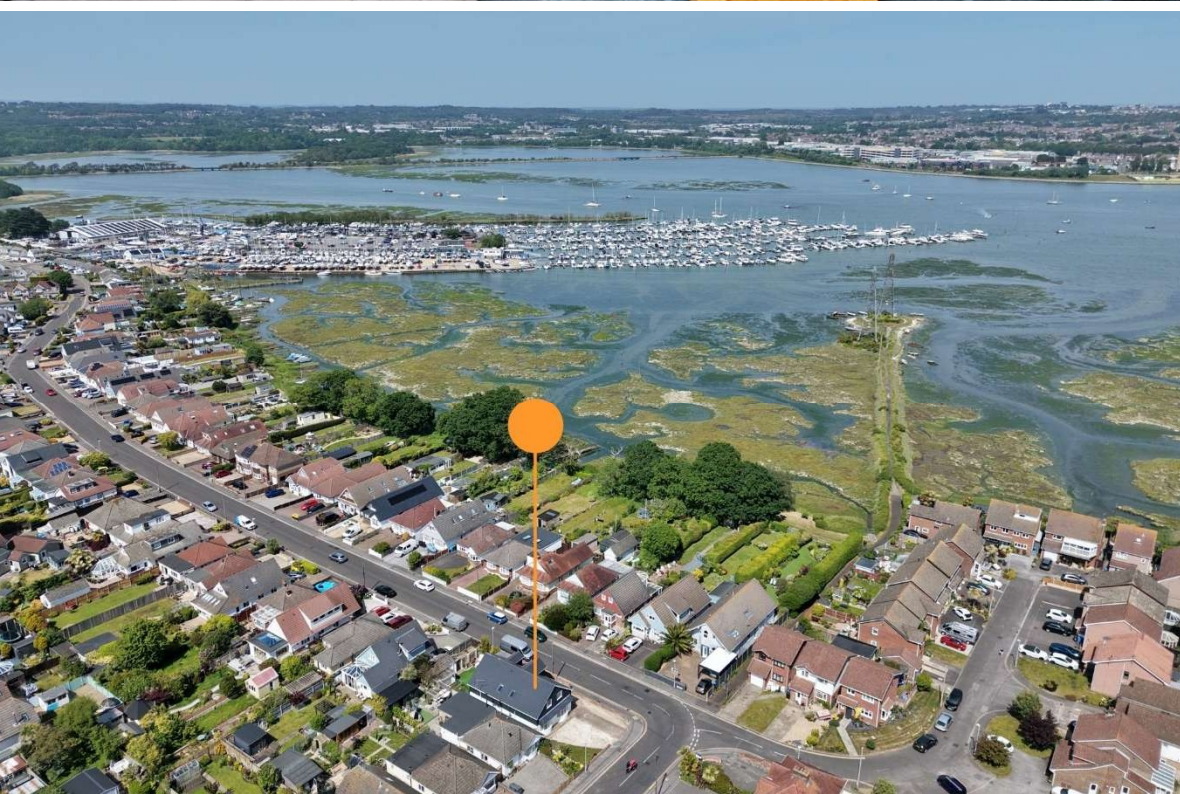
**ASKING PRICE:**

£570,000 (Freehold)

**EPC RATING:**

Band - C





## Property Description

A spacious and versatile detached chalet home with harbour glimpses, generous parking and excellent potential for multigenerational living.

This particularly spacious detached chalet property has been significantly extended by the current owners and offers highly flexible accommodation, well suited to families or those seeking adaptable living arrangements across two floors.

Occupying a prominent corner plot, the property enjoys some harbour glimpses and is ideally positioned just a short distance from Holes Bay and Cobbs Quay Marina.

The accommodation is centred around a large open plan reception hall, creating an immediate sense of space, with stairs rising to the first floor. To the rear of the property lies the kitchen/dining room, a key feature of the home, fitted with a range of units, breakfast bar, oven and hob, and space for additional appliances. Two sets of double doors open directly onto the rear garden, making this an excellent space for both everyday living and entertaining.

Also on the ground floor is a separate sitting room, two well proportioned double bedrooms and a shower room, providing flexibility for family members, guests or ground-floor living if required. The first floor offers a generous landing area, ideal for use as a home office or study space, with pleasant harbour glimpses.

The principal bedroom is notably spacious and benefits from a walk-in wardrobe and a modern en-suite shower room. A further large double bedroom could, if desired, be divided to create two rooms, while the family bathroom is fitted with a three piece suite.



Externally, the property continues to impress. To the front, driveway parking is available for several vehicles, while a second driveway, accessed via a gate at the rear of the plot, leads to a detached garage and workshop. The garage and workshop include power and light.

The rear garden enjoys a good degree of seclusion and has been designed for low maintenance, featuring artificial grass, a patio area and a summer house, ideal for outdoor relaxation.

### **Location**

Hinchliffe Road is well placed within Hamworthy, close to the waters of Holes Bay and the popular Cobbs Quay Marina, offering coastal walks, sailing and waterside dining.

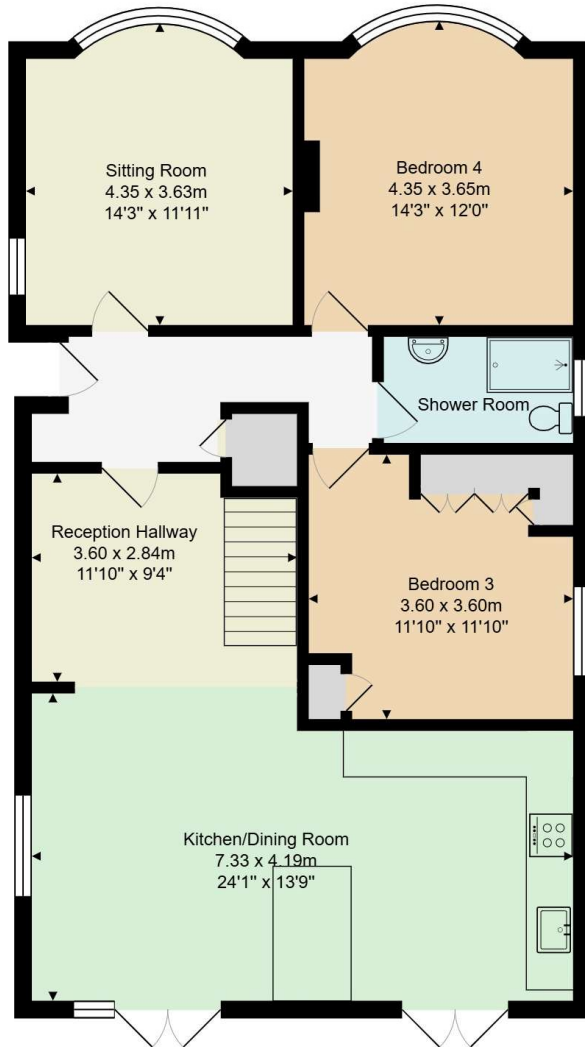
The area provides a range of local shops, schools and amenities, with Poole town centre and the harbour within easy reach, making this a highly convenient and desirable location for a wide range of buyers.

### **Additional information**

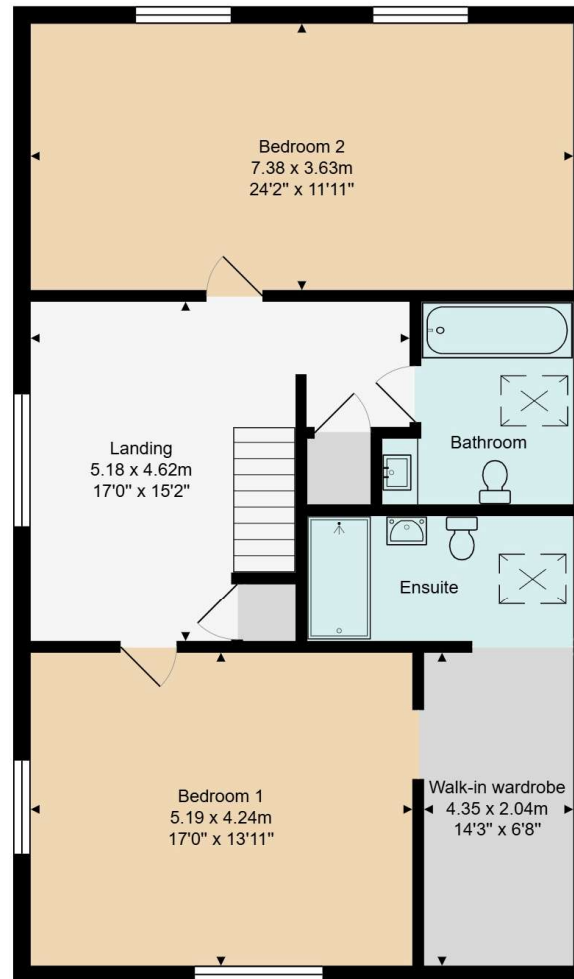
Council tax band – D



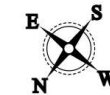
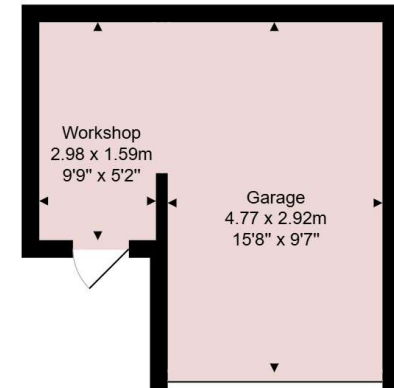
Ground Floor  
Area: approx 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup>



First Floor  
Area: approx 94.5 m<sup>2</sup> ... 1017 ft<sup>2</sup>



Garage & Workshop  
Area: approx 19.1 m<sup>2</sup> ... 206 ft<sup>2</sup>



Total Area: approx 209.1 m<sup>2</sup> ... 2251 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Hardwicke Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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