

Woodstock Road | Whitecliff | Poole | BH14 8DS

£865,000

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- **REMODELLED DETACHED FAMILY HOME**
- **QUIET CUL-DE-SAC**
- **VERSATILE ACCOMMODATION**
- **LILLIPUT FIRST AND BADEN-POWELL CATCHMENT**
- **SUNNY SOUTH-FACING REAR GARDEN**
- **STUNNING OPEN-PLAN LIVING**
- **DETACHED 3.5M X 4M POWERED STUDIO**
- **MOMENTS FROM WHITECLIFF PARK**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **NO FORWARD CHAIN**

LILLIPUT & BADEN POWELL SCHOOL CATHMENT Just moments from Whitecliff Park. An attractive and VERSATILE DETACHED FAMILY HOME with a PRIVATE SUNNY REAR GARDEN, perfectly placed close to Ashley Cross, and Poole Harbour. NO FORWARD CHAIN











Located along Woodstock Road in the sought-after BH14 area, this remodelled detached home sits just a short walk from Whitecliff Harbourside Park and Poole Harbour.

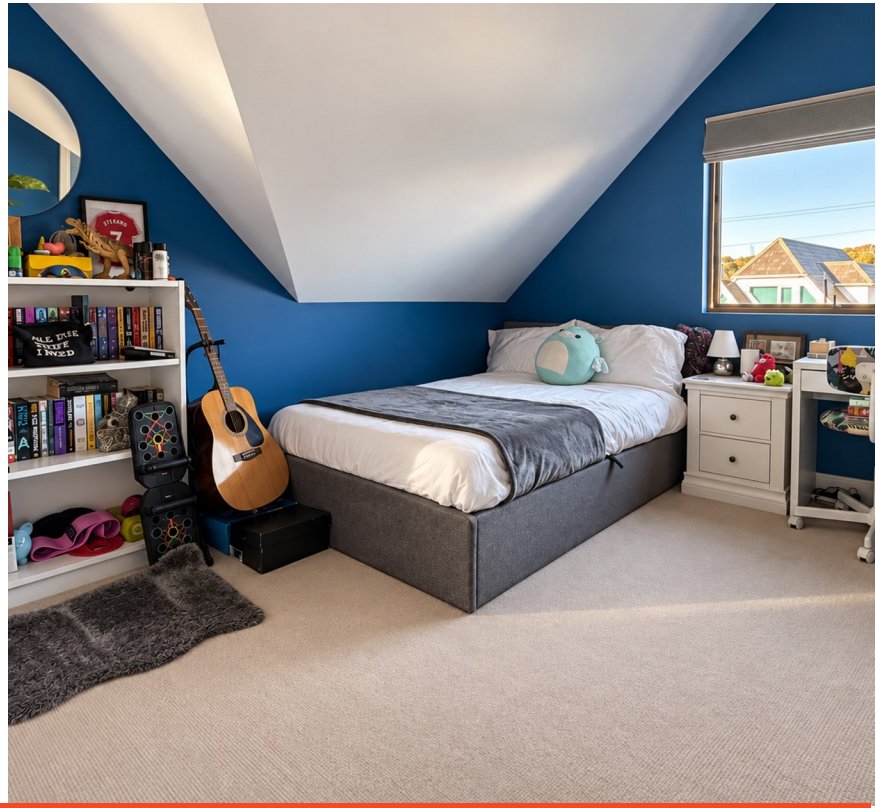
The ground floor provides flexible living with an entrance hall leading into a reception room or fourth bedroom and a study or fifth bedroom. To the rear, the open-plan living, dining, and kitchen space is designed around modern family life, with bi-fold doors that open directly onto the south-facing garden to create an easy indoor-outdoor flow that works well for entertaining, supported by a separate utility and cloakroom.

Upstairs, the vaulted ceilings are a standout feature of the house, creating a genuine sense of volume and space throughout the first floor. This is particularly noticeable in the impressive principal bedroom, which includes an en-suite shower room, a bank of fitted wardrobes plus walk-in cupboard and bi-fold doors opening onto a south-facing Juliette balcony with views towards the harbour, alongside two further vaulted double bedrooms and a contemporary main bathroom.

Externally the south facing garden is sunny and private with great entertaining space, side access and a 3.5mx4m home office/studio with power.











Woodstock Road is positioned within the highly regarded coastal suburb of Whitecliff, Poole. A primary draw to the area is Whitecliff Harbourside Park, located just a short walk away. The park features an expansive recreation ground, a children’s play area, and a scenic harbourside path ideal for walking and cycling, which leads directly to the historic Poole Quay and Parkstone Bay Marina.

In the opposite direction, the vibrant village of Ashley Cross is within easy walking distance. Centred around a traditional green, it offers a comprehensive selection of independent bakeries, cafés, bars, and restaurants, along with essential local amenities and a mainline train station with direct links to London Waterloo.

For families, the property falls into the highly sought-after school catchments of Lilliput First School and Baden-Powell & St Peter's Junior School. The world-renowned, award-winning Blue Flag beaches of Sandbanks and the shores of Poole Harbour are easily accessible.

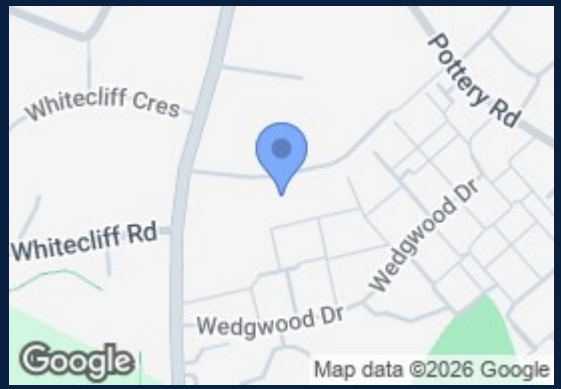
This makes Woodstock Road an exceptional location for those seeking a balance of residential quietude, premium local schooling, and direct access to Dorset's premier coastal and marine attractions.

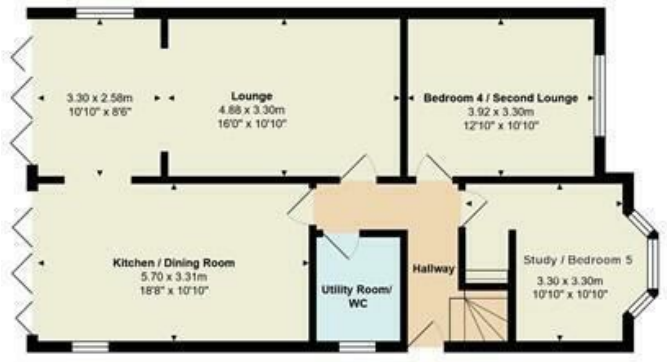


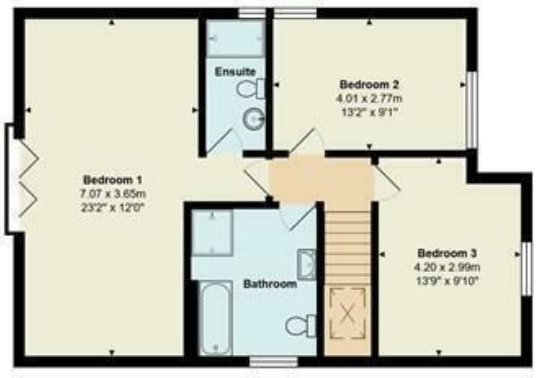










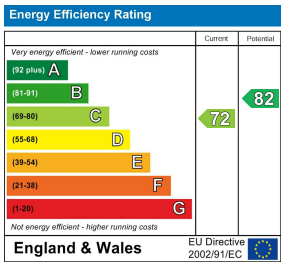


Total Area: 151.7 m² ... 1633 ft²

All measurements are approximate and for display purposes only

Council Tax Band **F**

EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.