

**White Gables, 6 Old Wareham Road,
Beacon Hill, Poole, BH16 6AQ**

**£650,000
Freehold**



An outstanding opportunity to acquire an individually designed spacious home set on a large plot and offering extensive parking together with beautifully landscaped gardens. The property itself provides galleried reception hall, superb living room from where double doors lead into the excellent kitchen/dining room/family room with quartz granite worktops. The remainder of the ground floor offers two double bedrooms together with a well appointed bathroom. On the first floor there is an outstanding master bedroom suite of some 29' in length with French doors leading out to a covered balcony, together with a guest bedroom and shower room. Of further note are triple glazed windows and space for motorhome. White Gables offers many fine features which can only be appreciated upon viewing and has come to the market for sale with No Forward Chain!

UPVC DOUBLE GLAZED DOOR Leads to:

OUTSTANDING GALLERIED RECEPTION HALL With full height ceiling, radiator, cupboard housing mains pressure water system, useful understairs area

LIVING ROOM 21' x 15' 10" (6.4m x 4.83m) Double aspect room perfect for entertaining, power points, TV point, solid wood flooring, window to front elevation, window overlooking rear garden

SUPERB 'L' SHAPED KITCHEN/DINING/FAMILY ROOM 25' x 21' max. (7.62m x 6.4m)

KITCHEN AREA Fitted with an extensive range of wall and floor mounted units with quartz granite worktops and kickbacks, together with windowsill, integrated stainless steel sink unit, full range of appliances to include Stoves range cooker with induction hob and extractor hood above, integrated dishwasher, fitted washing machine and heat pump powered tumble drier both within matching cupboards, integrated Liebherr fridge and freezer, peninsular breakfast bar with space for dining and cupboards below, cupboard housing Viessmann gas boiler, LVT flooring, radiator, two windows overlook the southerly facing landscaped garden and a triple glazed door leads out to the rear of the property, through way to:

DINING/FAMILY ROOM Continuation of the LVT flooring, radiator, triple glazed window to front elevation

BEDROOM 3 16' x 9' (4.88m x 2.74m) Radiator, range of built in wardrobes, two windows to front elevation

BEDROOM 4 15' 6" x 10' 2" (4.72m x 3.1m) Radiator, window overlooking rear garden

WELL APPOINTED BATHROOM Suite comprising of bathtub with mixer taps and shower attachment, close coupled WC, ceramic pedestal wash hand basin with mixer taps, heated towel rail, tiled flooring, built in linen cupboard

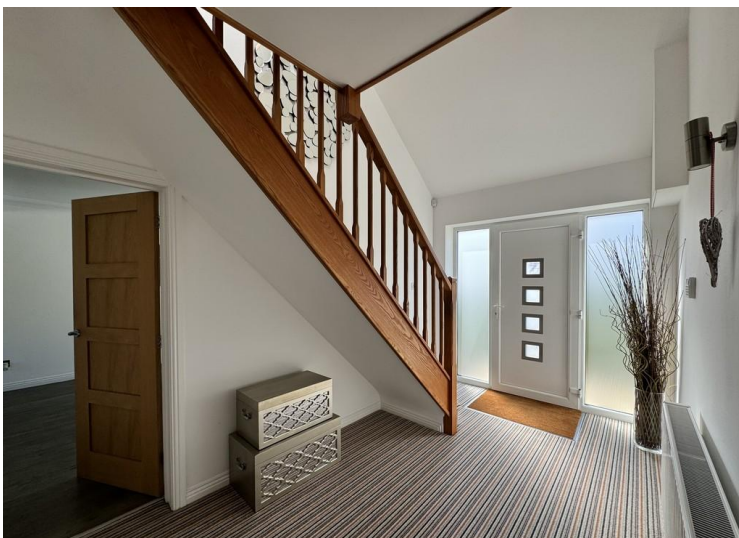
FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE WITH SPINDLE BALUSTRADE Leads to:

FIRST FLOOR GALLERIED LANDING Naturally sloping ceiling, Velux window

MASTER BEDROOM Approx. 29' x 15' 8" (8.84m x 4.78m) A remarkable bedroom suite with a real feeling of space having feature French doors leading out to a covered balcony with balustrade overlooking the gardens and enjoying far reaching views across Poole Harbour weather permitting. The bedroom suite has a range of fitted wardrobes and further chests of drawers, radiator, two Velux windows

BEDROOM 2 18' 4" x 15' 8" into bay window (5.59m x 4.78m) Radiator, built in double wardrobe, Velux window, wide bay window overlooking rear garden

SHOWER ROOM Serving both first floor bedrooms, suite comprising walk in shower cubicle with wall mounted Mira shower control, close couple WC, wash hand basin with vanity unit, heated towel rail, tiled flooring, useful recess, radiator



OUTSIDE - FRONT This truly unique property is set on a large plot in this non-estate location within easy reach of the nearby villages of Corfe Mullen and Lytchett Matravers. The front garden is bordered by a stone built wall and has a lawned area bordered by a further stone wall and Griselinia hedging which hides the property. The remainder of the front garden is gravelled for ease of maintenance, whilst there are three palms. To one side of the property is an additional driveway providing useful storage for a boat or motorhome if needed. A tarmacadam driveway leads alongside the property and continues to an expansive driveway together with block paved hardstanding area providing comfortable parking for three cars. The driveway, whilst providing additional parking, also continues to a DETACHED GARAGE with up and over door measuring approximately 24' x 10' 4" having light and power and a personal side door. Alongside the garage is an additional driveway providing excellent storage for a large caravan or additional vehicles if needed. Outside tap.

OUTSIDE - REAR The landscaped rear garden is a notable feature of the property being arranged primarily over two levels, the lower level has a lawned area bordered by mature hedgerow and this in turn continues to a beautifully landscaped twin patio area ideally positioned to catch sun the whole of the day. This area is perfect for outstanding entertaining and features three palm trees set within a raised border courtesy of timber sleepers. From the patio area several steps lead up to the second part of the garden which is a lawned area bordered by mature hedgerow. From here fine views are enjoyed including a view to the distant Poole Harbour, again, weather permitting.

COUNCIL TAX BAND 'E' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	82
(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	

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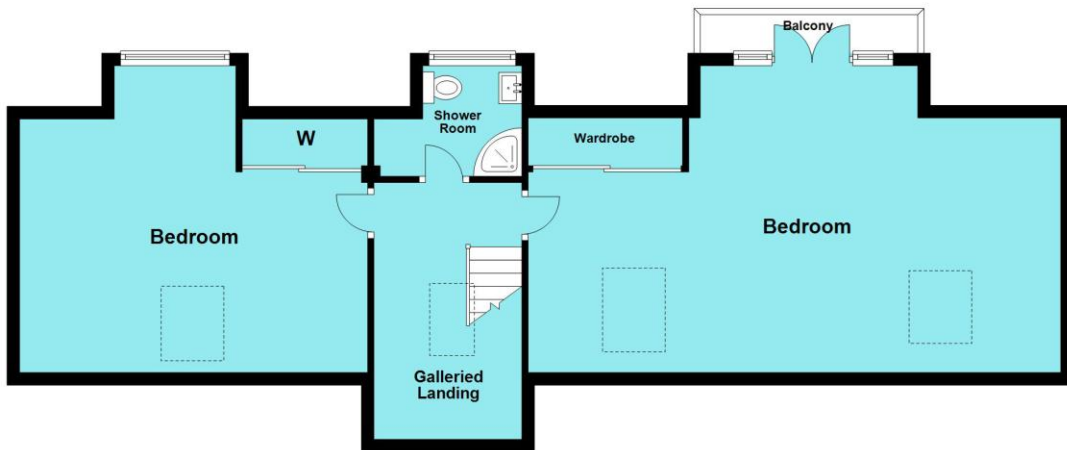
Ground Floor

Approx. 119.0 sq. metres (1281.4 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.2 sq. feet)



Total area: approx. 194.4 sq. metres (2092.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

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