



LLOYDS
PROPERTY GROUP

28 SPRINGFIELD ROAD

Poole • Dorset

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28 Springfield Road, Poole, Dorset BH14 0LQ

Price Guide £799,950

Lloyds Property Group are pleased to offer for sale this large 5 bedroom character family home situated in a secluded position within the catchment area for Baden Powell and Courthill Schools.

ACCOMMODATION

- Gabled Front Conservatory • Kitchen/Breakfast Room • Formal Dining Room
- Lounge • Family Room • Utility Room • Guest Cloakroom
- Study • Play Room/Music Room
- Five Double Bedrooms • Four Bath/Shower Rooms (2 en-suite)



Welcome to 28 Springfield Road ...

Set well back from the road and believed to have been built in the 1930s, this five-bedroom, detached family home is very well presented and has been renovated and refurbished by the current owners over the last few years.

With accommodation approaching 3,000 sq ft, this happy home offers a versatile layout giving options for generous space on all three floors.

On the ground floor there are five reception rooms including the well-equipped kitchen/breakfast room as well as having a shower room.

The principal bedrooms are on the first floor and the top floor is laid out as a fabulous guest suite which boasts very pleasing views out towards Poole Harbour.

Offered for sale with no forward chain, the property boasts plentiful and versatile accommodation throughout and is situated on a large, secluded plot only a couple of moments away from the ever popular Ashley Cross Village with a wide variety of shops, bistros and wine bars, all set around the Victorian Village Green.

Within the catchment area for both Baden Powell and Courthill Schools, Springfield Road is within easy reach of the internationally renowned Poole Harbour and the award-winning beaches at Sandbanks.

Externally, to the rear there are patio, lawned and decked areas with space for a hot tub with a large driveway to the front providing off road parking for numerous vehicles as well as a detached double garage.



Dining Room





GROUND FLOOR
APPROX. FLOOR
AREA 1488 SQ FT
(138.3 SQ M.)



1ST FLOOR
APPROX. FLOOR
AREA 1068 SQ FT
(93.6 SQ M.)

2ND FLOOR
APPROX. FLOOR
AREA 121 SQ FT
(10.3 SQ M.)

TOTAL APPROX. FLOOR AREA 2634 SQ FT. (243.2 SQ M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and accessories shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing: Strictly by prior appointment through sole selling agents Lloyds Ref: 3224

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