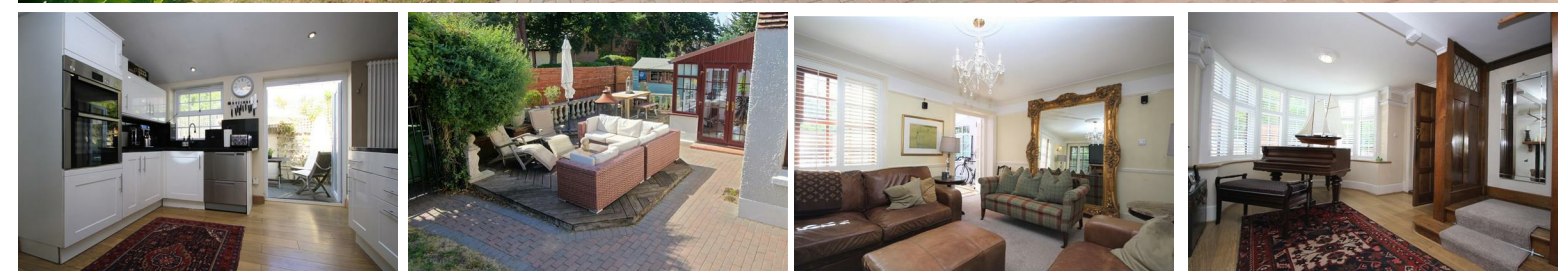
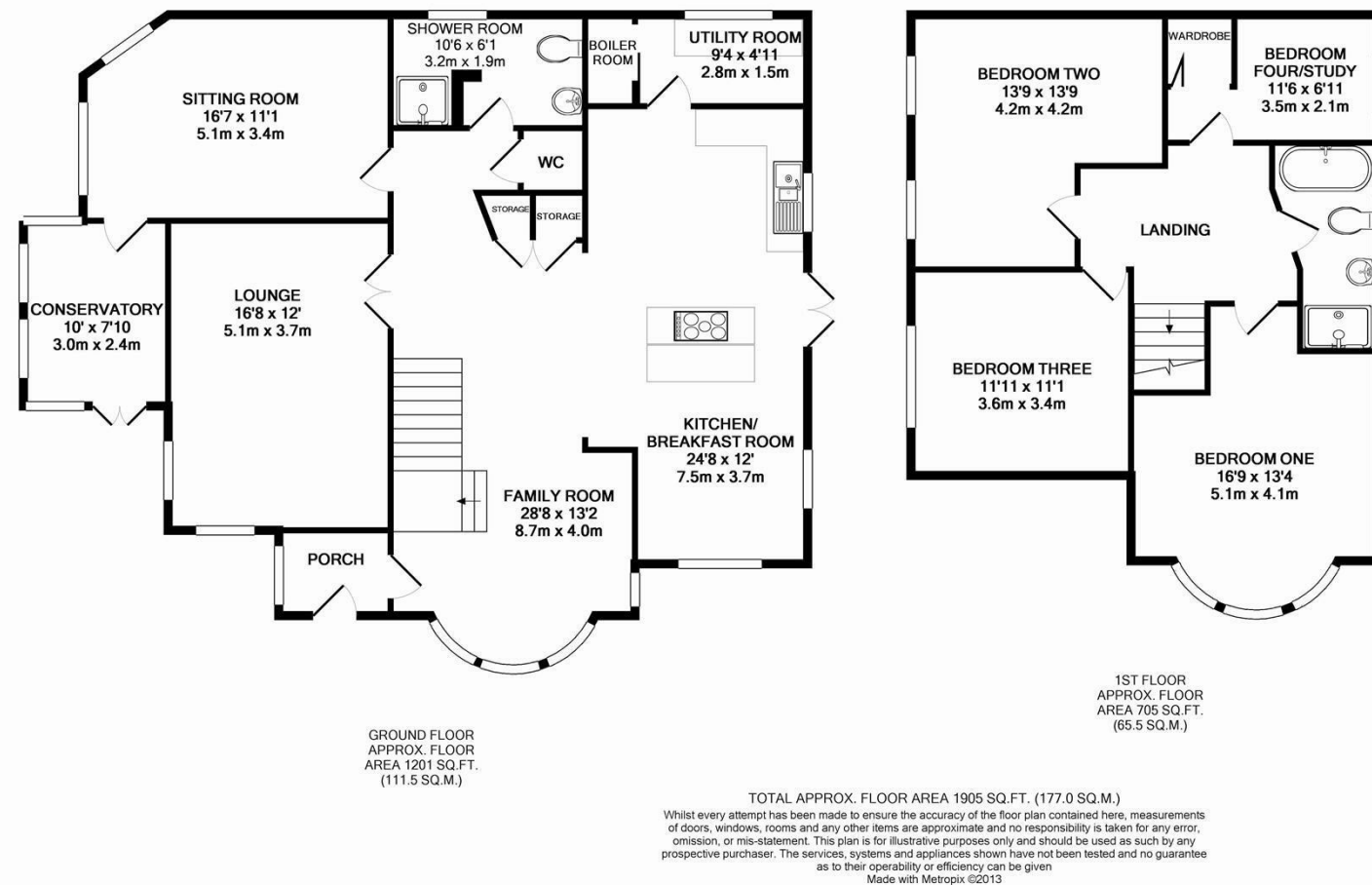


Canford Cliffs

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE

113 Commercial Road, Ashley Cross, Poole, BH14 0JD

14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

25 Sandecotes Road, Lower Parkstone, POOLE BH14 8NX
£765,000 Freehold

A 5 BEDROOM DETACHED COTTAGE offering immense **CHARM AND CHARACTER**, built circa 1850's. Situated in the favoured Lower Parkstone area, just a **SHORT WALK TO ASHLEY CROSS** and Penn Hill Villages. **PLANNING PERMISSION APPROVED** for **LOFT CONVERSION** and **GROUND FLOOR EXTENSION**.

- CHARACTER DETACHED COTTAGE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DECEPTIVELY SPACIOUS
- PLANNING APPROVED FOR ROOF EXTENSION
- FOUR/FIVE BEDROOMS
- CONSERVATORY
- FAVOURED SCHOOL CATCHMENT
- PRIVATE AND SECLUDED

Location

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

REF for active roof extension plans: APP/17/01560/F

Property Comprises

Entrance Porch

Family Room

28'8 x 13'2 (8.74m x 4.01m)

Kitchen/Breakfast Room

24'8 x 12' (7.52m x 3.66m)

Utility

9'4 x 4'11 (2.84m x 1.50m)

Lounge

16'8 x 12' (5.08m x 3.66m)

Conservatory

10' x 7'10 (3.05m x 2.39m)

Sitting Room/Bedroom Five

16'7 x 11'1 (5.05m x 3.38m)

Downstairs Shower Room

10'6 x 6'1 (3.20m x 1.85m)

Separate WC

Master Bedroom

16'9 x 13'4 (5.11m x 4.06m)

Bedroom Two

13'9 x 13'9 (4.19m x 4.19m)

Bedroom Three

11'11 x 11'1 (3.63m x 3.38m)

Bedroom Four/Study

11'6 x 6'11 (3.51m x 2.11m)

Family Bathroom

Outside

The garden is surrounded by a wealth of mature shrub and tree borders offering excellent privacy. Predominately the front garden is laid to block paviour offering parking for several vehicles and accessed via electric gates. The remainder of the garden is laid to lawn and is bounded by a combination of fencing, shrubs and trees. Pedestrian access is gained via a further timber gate with wrought iron railings. The east elevation is laid to hard standing for ease of maintenance and offers a private seating area. The westerly elevation offers a large timber decked area with water feature and further seating area bounded by a high hedgerow.

