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Kingsdown, 3 Dover Road, Poole - BH13 6DZ

Poole

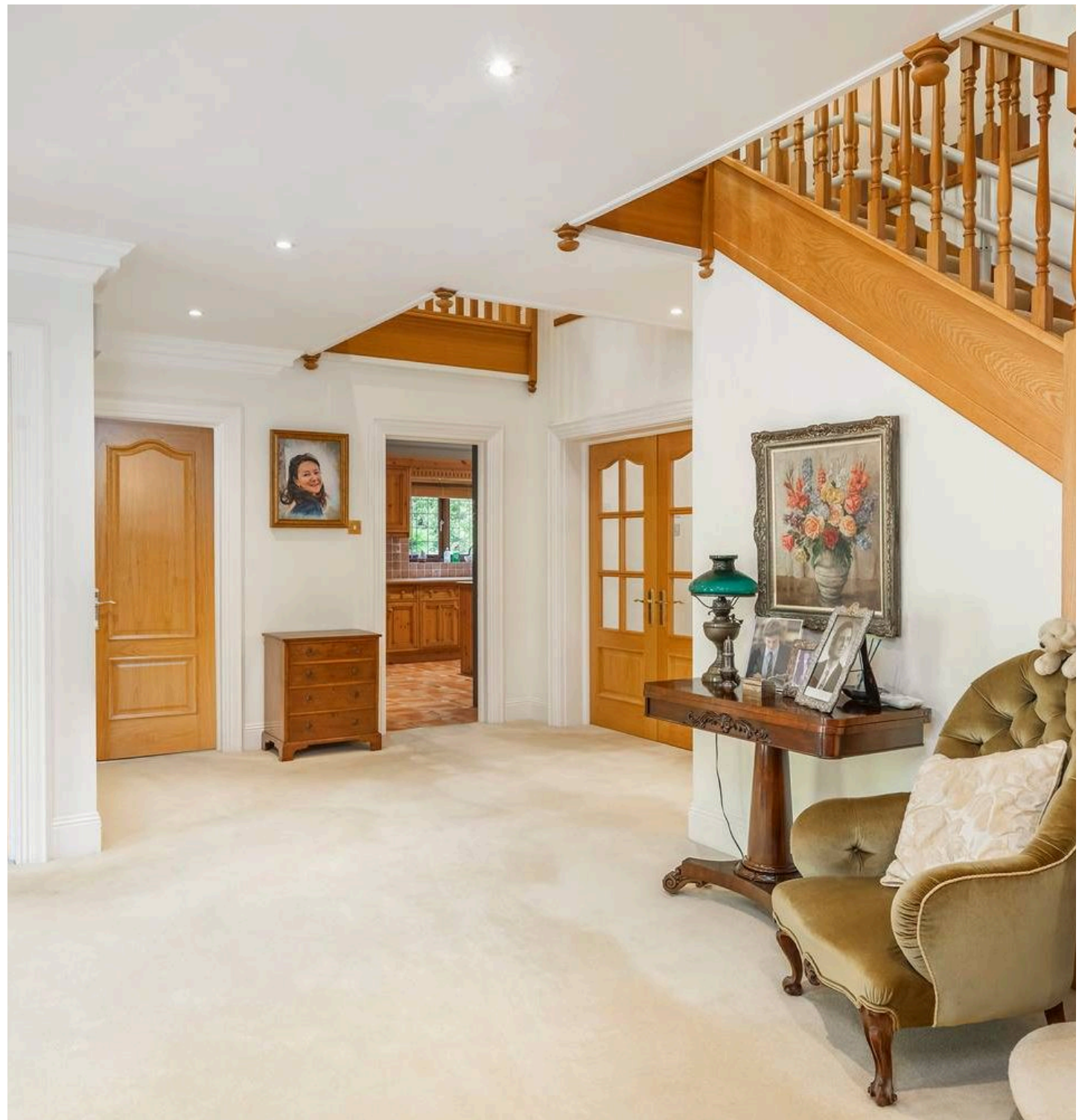
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£2,250,000



## Kingsdown, 3 Dover Road

Tucked away along a peaceful residential road, this striking detached residence by Kingsbury Homes offers over 4,200 sq ft of versatile accommodation, thoughtfully arranged to balance timeless character with generous proportions. This substantial home presents a rare opportunity to secure a family residence just moments from Poole's celebrated coastline.

- Five bedrooms including a private guest suite above the garage
- Four bathrooms including three en-suites
- Three generous reception rooms
- Bespoke country style kitchen with central island and walk in larder
- Double garage with internal access
- Landscaped rear garden with large terrace of 1.25 acres
- Set on a private plot in a prime Poole location
- Triple garage and driveway
- Just 2.5 miles to Sandbanks Beach
- Close to schools, marinas and local shops
- Council Tax Band G: £3,758.23
- Freehold
- Internal floor area: 4214.8 sq ft



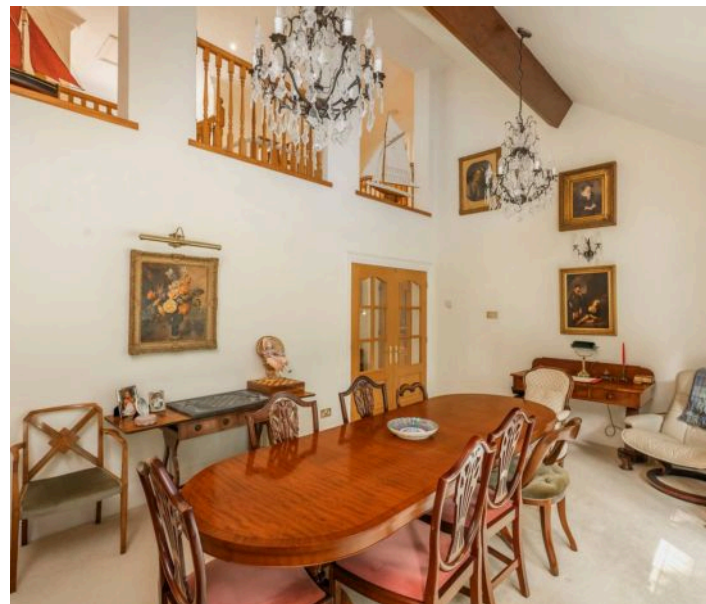
A welcoming entrance hall leads into a light-filled series of living spaces. The expansive living room, with a feature fireplace and dual French doors, opens directly to a sunlit garden terrace, creating a seamless flow for entertaining. The separate dining room adjoins a bespoke, country-style kitchen with sociable central island and walk-in larder. A cosy lounge, cloakroom, and two utility rooms enhance the ground floor's functionality, along with internal access to a spacious double garage.

The first floor offers four generously sized bedrooms and three bathrooms, including a principal suite with a private en-suite and walk-in wardrobe. Each additional bedroom benefits from garden views and ample storage. Positioned above the double garage, a private guest suite provides a fifth bedroom with its own bathroom and landing – ideal for visitors, extended family, or as a home office retreat.

The beautifully landscaped grounds are framed by mature trees, creating a tranquil and private setting. The rear garden combines a large patio and sweeping lawn for outdoor enjoyment, while the block-paved driveway at the front offers ample off-road parking alongside the garage.

Location:

Ideally located just 1.5 miles from Poole Harbour and 2.5 miles from the golden sands of Sandbanks Beach, 3 Dover Road is within easy reach of boutique shops and cafés in Lilliput and Ashley Cross. Top schools, including Baden Powell and Poole Grammar, are within walking distance, while Parkstone Golf Course, Salterns Marina, and direct rail links to London add to the appeal of this enviable setting.



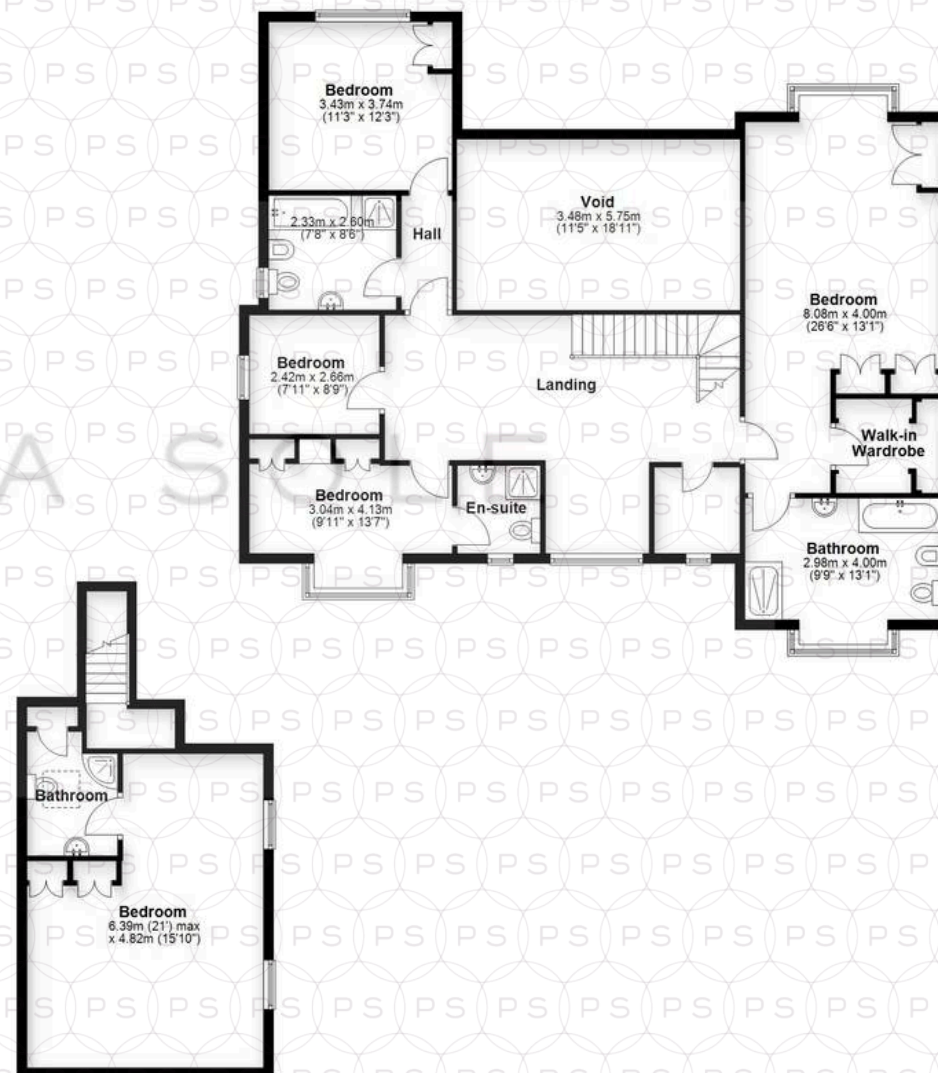
### Ground Floor

Approx. 221.5 sq. metres (2383.8 sq. feet)



### First Floor

Approx. 170.1 sq. metres (1831.0 sq. feet)



Total area: approx. 391.6 sq. metres (4214.8 sq. feet)

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## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

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