

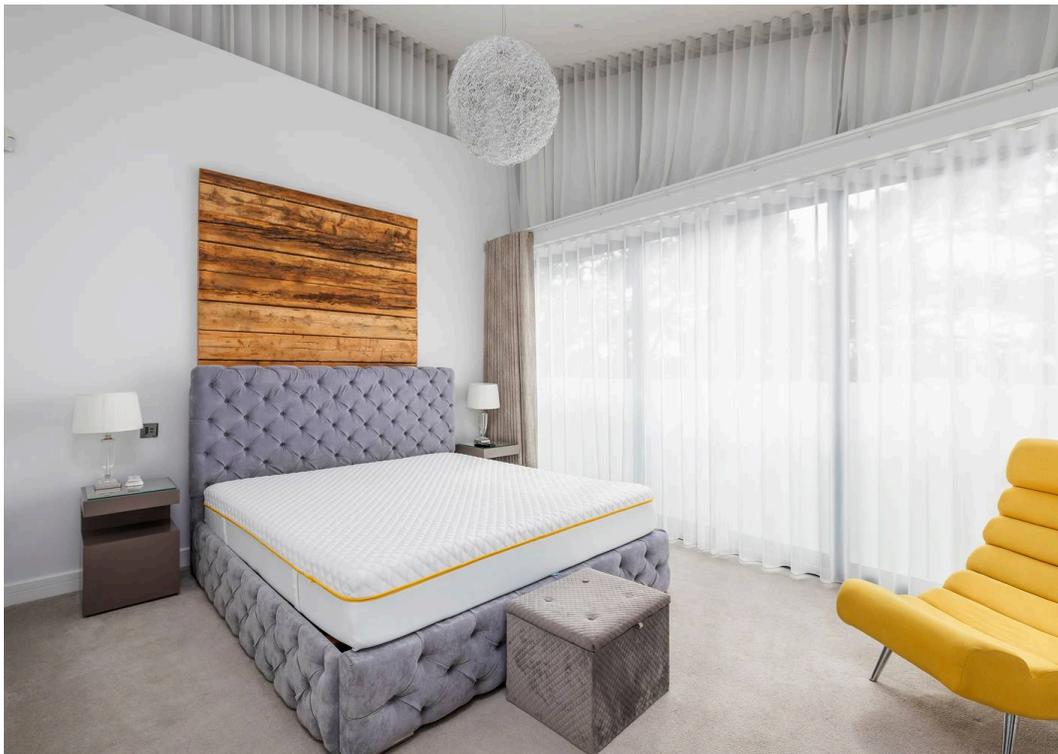
PS

316 Sandbanks Road, Poole - BH14 8HX

£6,750PCM

PHILIPPA SOLE  
01202 747999  
LET & MANAGED





## 316 Sandbanks Road

Poole, Poole

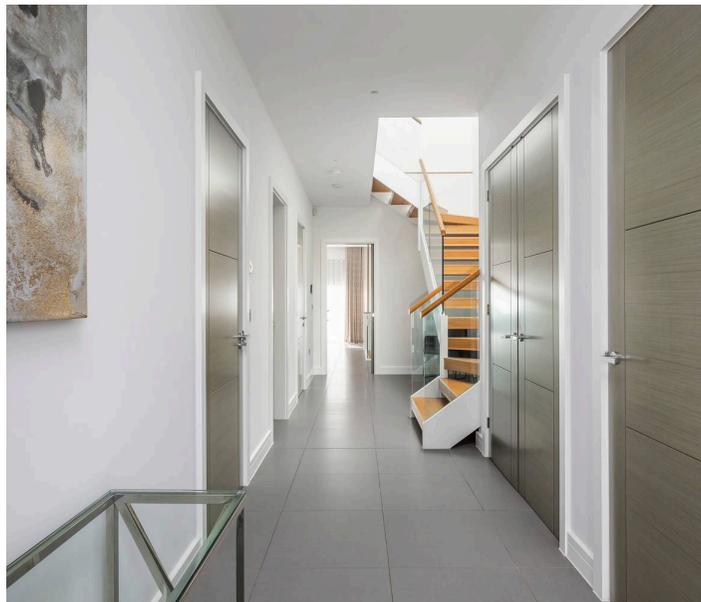
This exquisite family home in the heart of Lilliput is set out over 3 floors and offers spacious accommodation throughout. Features include an impressive open plan kitchen/living area, separate living room with feature fireplace, study, utility and downstairs cloakroom. There are four luxurious bedrooms, with the master suite benefiting from twin dressing rooms. There is a range of terracing offering stunning views over Poole harbour and a sunny South-West facing garden to the rear. This property is available fully furnished from June 2026.

- Available from May/June 2026
- Available Fully Furnished
- Harbour views
- High specification throughout
- Open plan kitchen/family room
- Separate living room, study and utility
- Underfloor heating
- Intelligent lighting system
- Lilliput School Catchment
- Slipway access

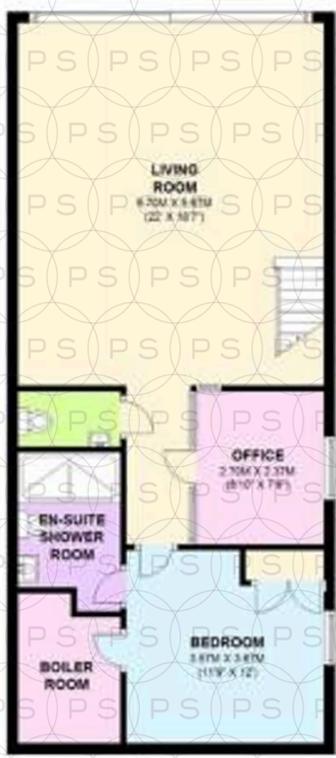


As you enter the property you are greeted into bright and elegant hallway which leads you into the impressive kitchen/living area. Floor to ceiling windows flood this space with natural light where there is access to a balcony offering harbour views and additional space for entertaining. A bespoke staircase leads down into a delightful living room with a feature fireplace and bi-fold doors leading onto external terracing. The lower floor also features a contemporary, bright study with glass walls and an en-suite bedroom with fitted wardrobes. The oak staircase leads up to the first floor landing which is a wonderfully open and airy space and provides access to three further bedrooms and family bathroom. The sumptuous master suite boasts a luxurious bathroom and twin dressing rooms offering plentiful storage. There are floor to ceiling windows with terracing that offers views over Poole harbour. Two further bedrooms and a beautiful family bathroom can be found to the front of the property. This beautiful home offers tremendous living accommodation and the high specification is evident throughout. There are electric gates to the front of the property, a double integrated garage and ample off road parking. There are two driveways one from Sandbanks Road with a turntable and one from Dorset Lake Avenue; the property also has access to a private slipway in Dorset lake Avenue.

Located in prestigious Lilliput, the amenities, shops and cafes are just a short walk away. The award winning beaches at Sandbanks are close by as too is the Championship Parkstone Golf Club. There are excellent rail links into London Waterloo in under 2 hours and is within catchment for the highly reputable Lilliput school.



**LOWER FLOOR**  
APPROX. 28.2 SQ. METRES (260 SQ. FEET)



**GROUND FLOOR**  
APPROX. 50.4 SQ. METRES (542 SQ. FEET)



**FIRST FLOOR**  
APPROX. 62.7 SQ. METRES (673 SQ. FEET)



**TOTAL AREA: APPROX. 258.4 SQ. METRES (2781.9 SQ. FEET)**



## Philippa Sole Ltd

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