



5 Ropers Lane
Upton, Poole, BH16 5HR



A beautifully presented character cottage with 3 bedrooms, 2 reception rooms and a westerly facing garden, set along a quiet lane with access to Upton House Country Park.

- Sitting room
- Spacious dining room
- Modern kitchen with fitted appliances
- Large main bedroom with fitted wardrobes
- 2 further bedrooms
- Bathroom
- Driveway parking with EV charging point
- Low maintenance garden
- Gas fired central heating
- Underfloor heating in hall, dining room & kitchen

ASKING PRICE:

£365,000 (Freehold)

EPC RATING:

Band - D







Description

A beautifully presented character cottage, ideally positioned along a quiet no-through road which enjoys direct pedestrian access into the highly regarded Upton House Country Park.

This charming home has been thoughtfully updated in recent years and is offered in excellent decorative order throughout, successfully blending period charm with modern conveniences.

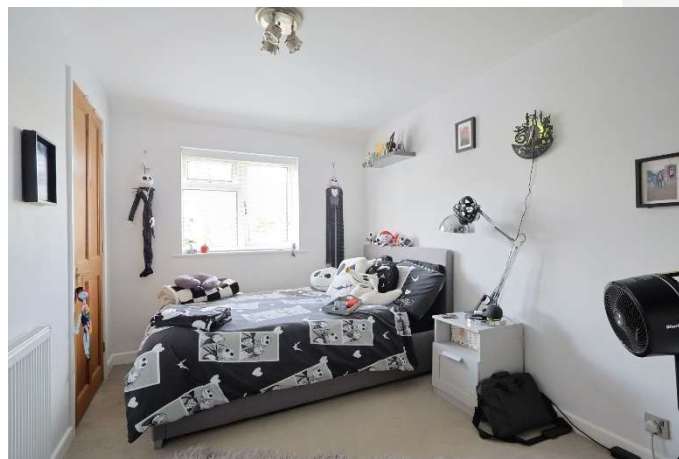
The accommodation is both well-proportioned and versatile. An entrance hall leads through to a delightful sitting room, featuring a bay window to the front aspect and an attractive feature fireplace, creating a warm and inviting living space.

A particular highlight is the spacious separate dining room, which benefits from double doors opening onto the rear garden, a range of built-in storage, and a further feature fireplace, ideal for both everyday living and entertaining.

The kitchen overlooks the rear garden and is fitted with a comprehensive range of base and eye-level units, complemented by integrated appliances including a fridge freezer, oven, hob, dishwasher, and washing machine.

Upstairs, there are three bedrooms. The principal bedroom is notably generous, enjoying a dual aspect and an extensive range of fitted wardrobes. The remaining bedrooms are well-sized and suitable for family living or home working.

The bathroom is a further standout feature, fitted in a traditional style with a three-piece suite comprising a roll-top bath, WC, and wash basin set within a marble-topped vanity unit.





Gardens & Grounds

Externally, the property continues to impress. To the front, there is driveway parking, while the rear garden benefits from a desirable westerly aspect and has been attractively landscaped. It includes a patio seating area, a large feature fishpond, and is enclosed by timber panel fencing, offering a good degree of privacy. There is a rear gate leading to the lane behind.

Further benefits include gas-fired central heating, UPVC double-glazed windows and recently replaced soffits and fascias.



Location

Upton is a desirable and well-established residential area, favoured for its convenient access to a wide range of amenities. The property is within easy reach of local shops, schools, and regular transport links, including bus routes and nearby train stations providing services to Poole, Bournemouth, and beyond.

Upton House Country Park, with its extensive parkland, woodland walks, shoreline, and café, is just moments away, offering an exceptional outdoor lifestyle opportunity.

Poole Town Centre, the Quay, and the wider Dorset coastline are also easily accessible, making this an ideal location for a variety of buyers.

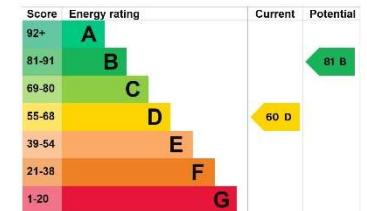
Additional Information

- Council Tax Band: D



Total Area: 113.8 m² ... 1225 ft²

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk