

Sandy Lane, Upton, BH16



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What it's got.

A Home with Character, Space and History

Dating back to the 1830s, The Spinney is a distinctive period home set within approximately a quarter of an acre on Sandy Lane, one of Upton's most established residential roads.

Originally created from two properties, the house offers generous proportions, character features and a layout well suited to modern family living. It has been a much-loved home, blending period charm with flexible living spaces both inside and out.

The principal accommodation includes four well-proportioned bedrooms and a spacious L-shaped lounge, naturally arranged to create two comfortable living areas. A log burner provides a cosy focal point in the cooler months, while bay windows and bifold doors allow plenty of natural light and connect the living space to the garden beyond. The large farmhouse styled kitchen/family/diner is a great place to socialise and entertain with a convenient utility area off of. In the centre of the house there is an inner hallway/vestibule area with tri-fold doors onto the garden which can be used as a pleasant study area. The layout works equally well for entertaining guests or enjoying quieter moments at home.

Adjoining the main house is a fully self-contained one-bedroom annexe, complete with its own lounge, kitchenette and modern bathroom.

This versatile space has provided wonderful flexibility over the years — ideal for extended family, visiting guests, older children or a private workspace, while still maintaining the flow of the main home.

Set within approximately ¼ acre, the grounds offer a variety of spaces designed for both relaxation and entertaining. With an array of established plants, flowers and trees. There is a hot tub area and BBQ area ideal for gatherings. A summer house, various outbuildings not forgetting the garden gym/sauna (the owner would include the equipment as part of the sale, subject to negotiation)

There are multiple areas to enjoy throughout the seasons, while the in-and-out driveway offers generous parking for several vehicles, motorhomes/ boats.





What the owner says.

“Living here has been a real pleasure and the house has been a wonderful setting for family life. The garden is something we’ve especially loved - picking fruit from the trees, harvesting lavender, and spending time outdoors listening to the birds while the children and our dogs play. Inside, the home is equally welcoming, with cosy evenings in the lounge and many family meals shared around the kitchen table. In the warmer months the garden becomes an extension of the home, perfect for relaxed barbecues and time spent with family and friends.”

Where it is.

Sandy Lane is a well-regarded residential road offering convenient access to Upton Country Park, Poole, Wimborne, and the surrounding Dorset countryside.

It offers a wonderful balance between green open space and coastal convenience, and The Spinney itself has a sense of character and individuality that sets it apart from more modern home



GROSS INTERNAL AREA
 FLOOR 1: 1558 sq.ft, 145 m², FLOOR 2: 743 sq.ft, 69 m²
 TOTAL: 2301 sq.ft, 214 m²
 EXCLUDES GYM & GARAGE
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 3000 Sq. Ft in accommodation including garage/gym
- Full of charm, character and history
- Self-contained one bedroom annex
- Farmhouse style kitchen/diner/family room
- In & out driveway with ample parking
- Energy Rating D
- Good sized plot
- Close to exceptional private & public schools
- Outside gym/sauna
- Ideal family with plenty of scope to extend further

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.