

Property reference number: -2510-1933 (POOLE)

Home to a family with 2 children aged 13 and 16.

They are looking to house-swap in school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 1, twin:- 1 (a single bed + trundle) (Max:- 4 people)
Children welcome?-	This is best suited for adults and children aged 12+, but younger children will be considered.
Pets that live here:-	"We have a friendly miniature labradoodle who is good with children and other dogs. If guests would like to dog-sit this would be a bonus for us! However, we can otherwise put our dog into kennels, or bring him with us, whichever is appropriate."
Re-dogs:-	They would consider a well-behaved dog staying.



This 1980's terraced home is located in a quiet spot on the edge of an estate, between Bournemouth and Poole with easy access to public transport (0.3 miles to buses into Bournemouth, Poole and Westbourne). The house is approximately 3 miles from the sea, with Bournemouth and Poole beaches and chines within easy driving distance. The end of the road backs on to heath-land with river walks and a play park. Swanage (via land or the car ferry) is in easy reach for day trips. The New Forest is also an easy car or train ride away, with beautiful walks and wild ponies.

Sandbanks beach is thought to be the best beach in England, boasting rolling sand dunes with soft sand beaches. There are boat trips available from Poole Harbour to Brownsea Island and along the Jurassic coastline. Bournemouth has many attractions along the coastline.

The house comprises:- Downstairs- galley kitchen, snug/study, lounge-diner, TV with Netflix & Prime, and an electric mini-grand piano; dining table with 5 chairs; Upstairs- 3 bedrooms, (2 available) toilet and family bathroom. (Downstairs toilet due to be completed by Feb 2026).

The medium-sized enclosed garden has a large 6x6m composite decking area with a triple egg chair, a hammock and outdoor rattan table and chairs.

There are two levels to the rear garden, with a full flight of wooden stairs to an upper lawn area. (Please note, the upper lawn area of the garden is currently out of bounds as it is a work in progress.) There is off-road parking.

St Andrew's Charminster is a warm and friendly church community with modern worship songs and sound teaching. They well support the church and local community in many ways. More info on:- [St Andrew's Church, Charminster, Bournemouth](#)



Playground/park/sport	Within 0.5 miles – Bourne Valley Park; Multiple gyms and swimming pools nearby – Rossmore under 1 mile away with trampolining, swimming, badminton and soft play. Everlast Gym in Poole offers a quiet heated pool with a steam room at a reasonable rate (child friendly) & a café; a basketball area at Bourne Hub, within 0.3 miles from home. There are many outdoor gyms in local parks e.g. Poole Park.
Recommended places of interest	Poole Park, Swanage via the car ferry, the New Forest – walks with wild ponies, National Trust – Kingston Lacey House and Gardens, Bournemouth Gardens, Alum Chine, Durley Chine, Branksome Chine and Bournemouth Pier, Sandbanks beach, Bowling (Tower Park), Splashdown water park (Tower Park), Westbourne – great little town for old shops with bakeries, restaurants and coffee shops, Haskins Garden centre,

And finally... “We have solar panels and can offer slow charging for an electric vehicle on the driveway from our garage – if possible please charge up during the daylight hours when electricity is free. You’re welcome to charge anytime when during daylight hours free of charge. If you need to charge for more than 1 night, a contribution would be appreciated for any additional night charges. Please park carefully as the driveway is steep. Please also be mindful of neighbours needing to get out if parking across the driveway. Additional on-road parking is free on surrounding roads.



