



1a De Redvers Road, Lower Parkstone, Poole BH14 8TS  
£1,595,000 Freehold









**\*\*DETACHED FAMILY HOME\*\*** A recently constructed 'Arts and Crafts' style property situated in a **QUIET POSITION**. This **EXTREMELY WELL PRESENTED** home extends to almost 2,800sqft boasting **FIVE BEDROOMS**, **OPEN PLAN LIVING** and a secluded **SOUTH FACING REAR GARDEN**.

- **FIVE BEDROOM, DETACHED FAMILY HOME**
- **WELL LANDSCAPED REAR GARDEN**
- **OPEN PLAN LIVING, KITCHEN, DINING ROOM**
- **RECENTLY CONSTRUCTED PROPERTY**
- **TUCKED AWAY, QUIET LOCATION**
- **IMMACULATLY PRESENTED THROUGHOUT**
- **CLOSE TO ASHLEY CROSS TRAIN STATION**
- **EPC RATING - B**

### Property Comprises

A recently built and beautifully presented five-bedroom "Arts and Craft" style family home, situated in the sought after and quiet De Redvers Road, which is within walking distance to Bournemouth Collegiate Prep Baden Powell and Lilliput schools.

The property extends to almost 2,800 sqft with a bright and spacious feel throughout. The accommodation is arranged over three floors with the ground floor comprising a welcoming entrance hallway giving access to an open plan lounge which leads to the large contemporary open plan kitchen / dining / family room with central island, log burner and bi-fold doors onto an extensive and sunny south facing terrace and the garden beyond, separate utility room, two home offices/playrooms (one with direct access to a private courtyard garden) and downstairs cloakroom.

Stairs to the first-floor landing offer three double bedrooms, including the impressive master suite which is a particular feature of the home due to its size with en-suite and dressing room, a further family bathroom completes the accommodation on this floor.

The staircase gives access to the second floor which boasts two further bedrooms serviced by a shower room.

Externally the property approached by a driveway which provides off road parking for several vehicles, The rear garden has been beautifully landscaped with a large terrace, separate patio area and good sized level lawn making it perfect for entertaining and modern family life.

### LOCATION

#### Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

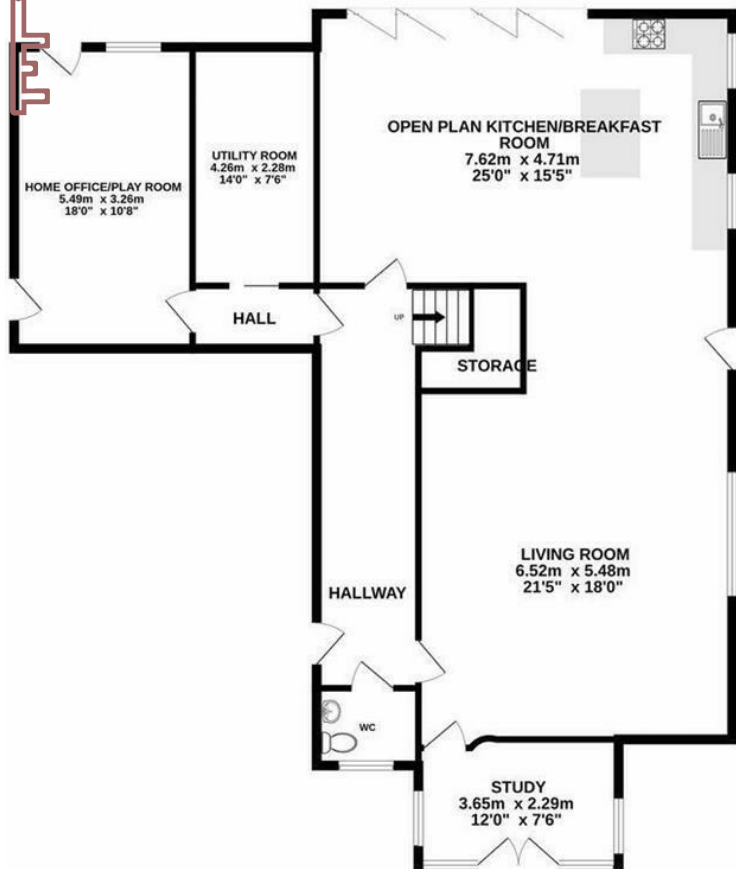
Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

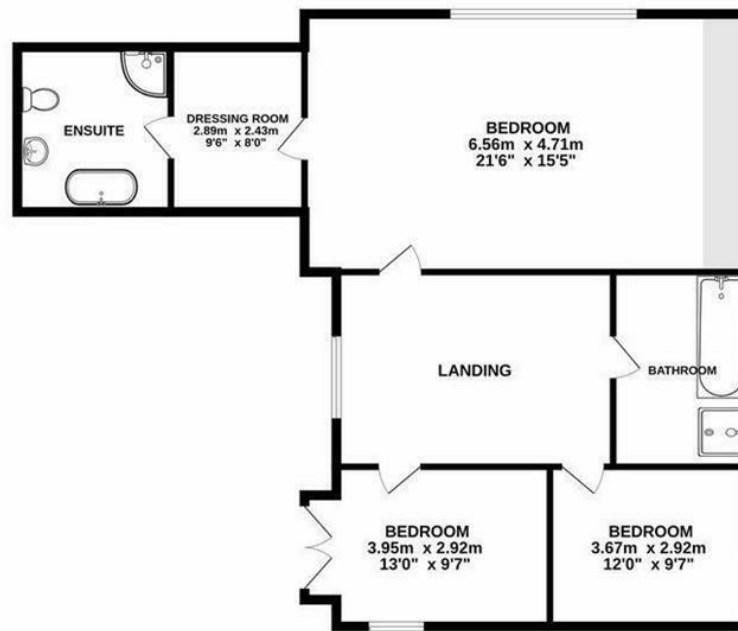




GROUND FLOOR  
139.9 sq.m. (1506 sq.ft.) approx.



1ST FLOOR  
104.2 sq.m. (1122 sq.ft.) approx.



2ND FLOOR  
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA : 256.3 sq.m. (2759 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All room dimensions given above are approximate measurements

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