



1a De Redvers Road, Lower Parkstone, Poole BH14 8TS
£1,500,000 Freehold





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.



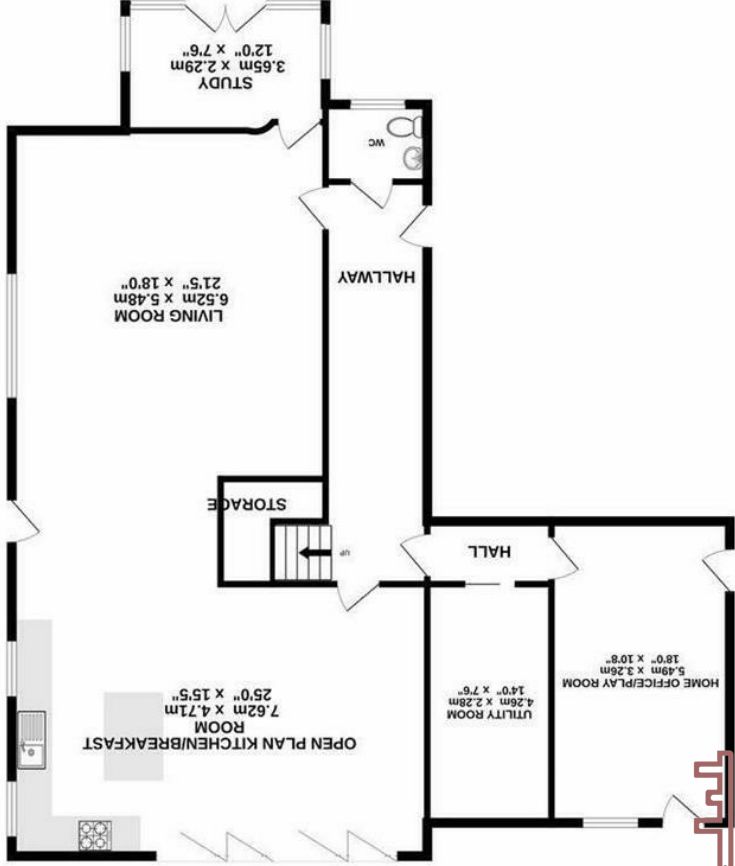
Key Drummond

Tel: 01202 700771

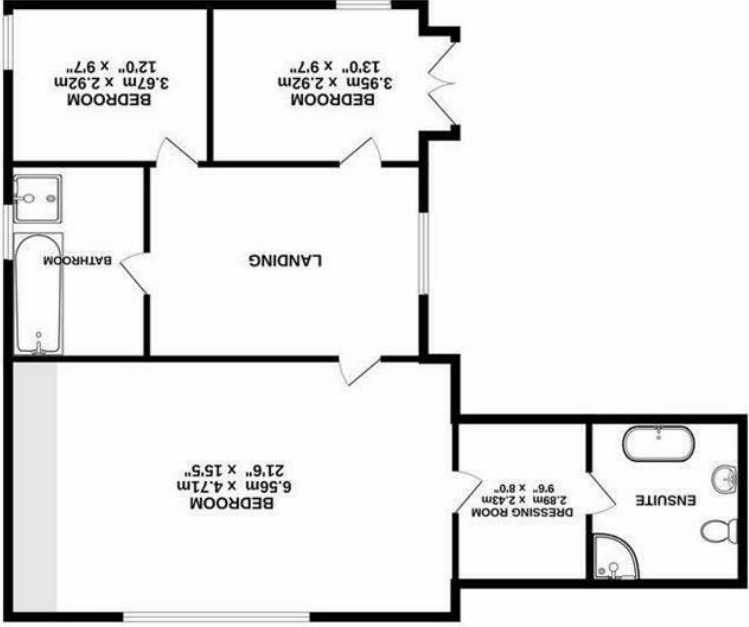
canfordcliffs@keydrummond.com

www.keydrummond.com

GROUND FLOOR
139.9 sq.m. (1308 sq.ft.) approx.



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



2ND FLOOR
36.8 sq.m. (398 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.

Made with Metropix ©2024

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Minimum
Very energy efficient - lower running costs	92-95mWh/m ² /a
A	88-91mWh/m ² /a
B	81-87mWh/m ² /a
C	69-80mWh/m ² /a
D	55-68mWh/m ² /a
E	46-54mWh/m ² /a
F	39-45mWh/m ² /a
G	31-38mWh/m ² /a
Not environmentally friendly - higher CO ₂ emissions	26-30mWh/m ² /a
EU Directive 2002/91/EC	Maximum
Energy Efficiency Rating	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Minimum
Very environmentally friendly - lower CO ₂ emissions	10-49g CO ₂ /m ² /a
A	49-77g CO ₂ /m ² /a
B	77-92g CO ₂ /m ² /a
C	92-120g CO ₂ /m ² /a
D	120-150g CO ₂ /m ² /a
E	150-180g CO ₂ /m ² /a
F	180-210g CO ₂ /m ² /a
G	210-250g CO ₂ /m ² /a
Not environmentally friendly - higher CO ₂ emissions	250-300g CO ₂ /m ² /a
EU Directive 2002/91/EC	Maximum
Environmental Impact (CO ₂) Rating	