



£1,375,000

40 Clifton Road, Lower Parkstone, Poole, Dorset, BH14 9PP


EST. 1977
KEYDRUMMOND
ESTATE AGENTS



40

Clifton Road, Lower Parkstone, Poole, Dorset, BH14 9PP

****QUIET LOCATION WITH TREETOP VIEWS**** A CONTEMPORARY, attractive and versatile home, situated in a SOUGHT AFTER treelined CUL-DE-SAC within the heart of Lower Parkstone. CLOSE TO LOCAL AMENITIES.

NO ONWARD CHAIN

- MODERN FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- LARGE OPEN PLAN LIVING AREA
- FOUR/FIVE BEDROOMS
- AMAZING TREETOP VIEWS
- EXCEPTIONALLY HIGH SPECIFICATIONS
- POTENTIAL FOR ANNEXE
- VENDOR SUITED

Local Authority Poole, Tax Band G, Tenure: Freehold



Property Comprises

Situated in the heart of Lower Parkstone, in a very quiet cul-de-sac and close to Parkstone Golf Course, this magnificent detached four/five-bedroom residence has been skillfully planned with a superb flow and is beautifully presented to provide luxurious, light and airy accommodation. The property is set behind gates which give access to a block paved driveway providing ample off-road parking

This contemporary home extends to over 3000 sq/ft. of accommodation arranged over three floors. The ground floor entrance level forms the hub of the home and comprises; an impressive open plan family/kitchen/dining room with bi-folding doors opening onto an entertaining balcony and external staircase providing access to further entertaining areas and the rear garden below, making this a perfect area for modern family life. Also on this floor is a large formal reception room zoned into two areas, a study, a cloakroom, and a separate coats cupboard.

The lower ground floor level includes; a guest suite with bedroom, large bathroom and garden/sitting room with bi-folding doors opening onto a large terraced area. There is also a utility room with access through to an externally accessed heated store room and a further bedroom with a dressing area and en-suite.

The first floor boasts a galleried landing leading to the main bedroom which is a particular feature of the home with dressing room, en-suite and bi-folding doors to a South facing terrace. An additional bedroom with a dressing area sits adjacent a large bathroom. A further South facing vaulted ceiling room for a variety of uses with bi-folding door access to a large terrace continues to impress with an additional galleried area and attractive far-reaching views to complete the accommodation.

Externally the property has large private side and rear gardens enjoying a sunny disposition with several entertaining areas enjoying sylvan treetops views. The luxury specification of this property also includes zoned under-floor heating on the lower ground and ground floors with a highly efficient weather compensating heating system, solar panel systems, a rain-water recovery system and Cat6 data cabling for high-speed internet access.

AGENTS NOTE: The vendor has recently secured permission to erect a large single garage to the front of the property (BCP reference APP/24/00077/F) which may be built for an incoming purchaser prior to completion, subject to separate negotiation.







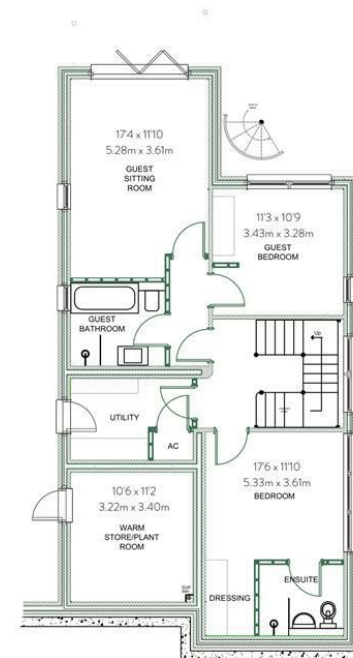
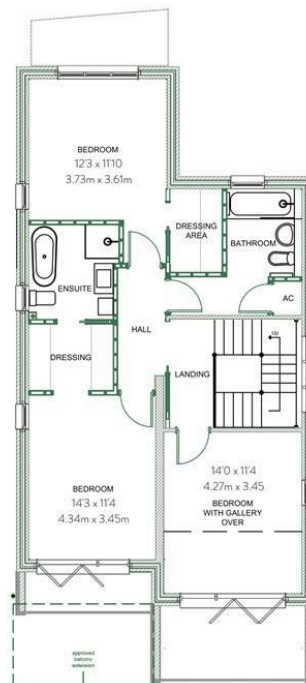
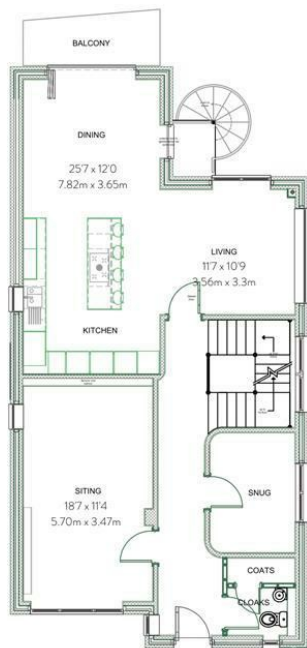
Lower Parkstone

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.





TOTAL FLOOR AREA: 3040 SQFT | 282.4 SQM

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, doors, windows, room and any other items are approximate. No responsibility is taken for any error. This plan is for illustrative purposes only and should be only used as such for any prospective purchaser.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

