



30A Sandecotes Road, Poole BH14 8NZ
£1,200,000 Freehold





An impressive family home situated in a sought after location within Lower Parkstone. This five bedroom, four bathroom detached property boasts spacious accommodation across four floors and benefits from a west facing garden.

- FIVE BEDROOMS, FOUR BATHROOMS
- WEST FACING REAR GARDEN
- IMMACULATELY PRESENTED
- STUNNING FAMILY HOME THROUGHOUT
- IMPRESSIVE MAIN BEDROOM SUITE
- FOUR RECEPTION ROOMS
- BRIGHT AND SPACIOUS ACCOMMODATION
- CLOSE TO ASHLEY CROSS

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.

Property Comprises

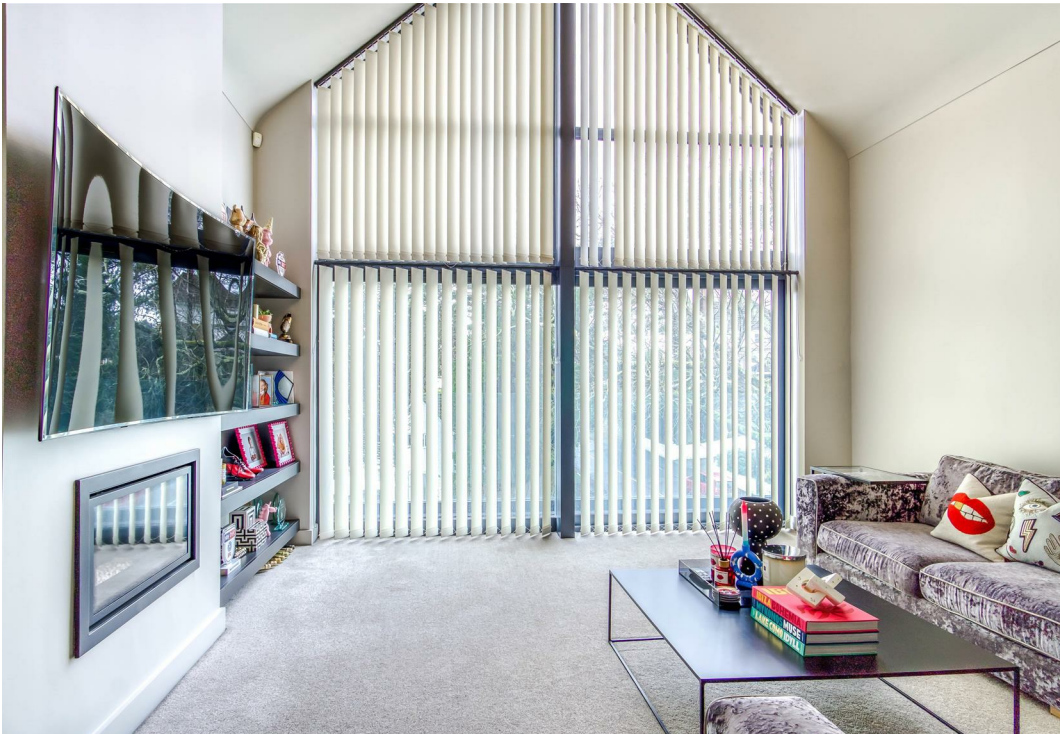
This striking and versatile family residence offers an exceptional blend of modern design and luxury living, positioned on a generous corner plot with a beautifully landscaped south-westerly facing garden that wraps around the property.

Boasting four stylish reception areas—including a stunning double-height lounge and an elevated mezzanine level currently used as a playroom—this home is thoughtfully designed for both comfort and entertaining. Additional living spaces include a dedicated cinema room, a practical utility room, and two separate WCs.

The bright and contemporary kitchen/diner features sleek, solid stone white worktops, a range of fitted units, high-spec integrated appliances, and a central island with a breakfast bar, perfect for family gatherings or casual dining.

There are five generously proportioned double bedrooms, four of which benefit from beautifully appointed en-suite bathrooms. The impressive principal suite also includes a spacious dressing room with fitted wardrobes.

Finished to a high specification throughout, this outstanding home must be viewed to be fully appreciated.





01202 700771
canfordcliffs@keydrummond.com
www.keydrummond.com

Key Drummond

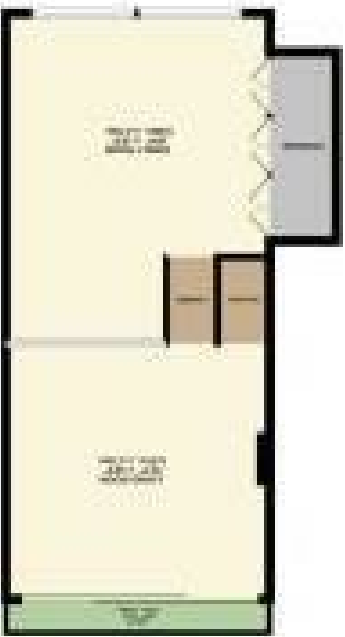
Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements
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TOTAL FLOOR AREA: 2000 sq ft (2000 sq ft) approx.
These figures have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. 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 is given as to their operation or efficiency can be given.
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Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not recommended Energy - lower CO2 emissions	
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80-100	B
60-80	C
40-60	D
20-40	E
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