



10 Flambard Road

Lower Parkstone, Poole, Dorset, BH14 8SU



LUXURY &
PRESTIGE
Exclusive Properties

£1,450,000

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:

10 FLAMBARD ROAD

LOWER PARKSTONE

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

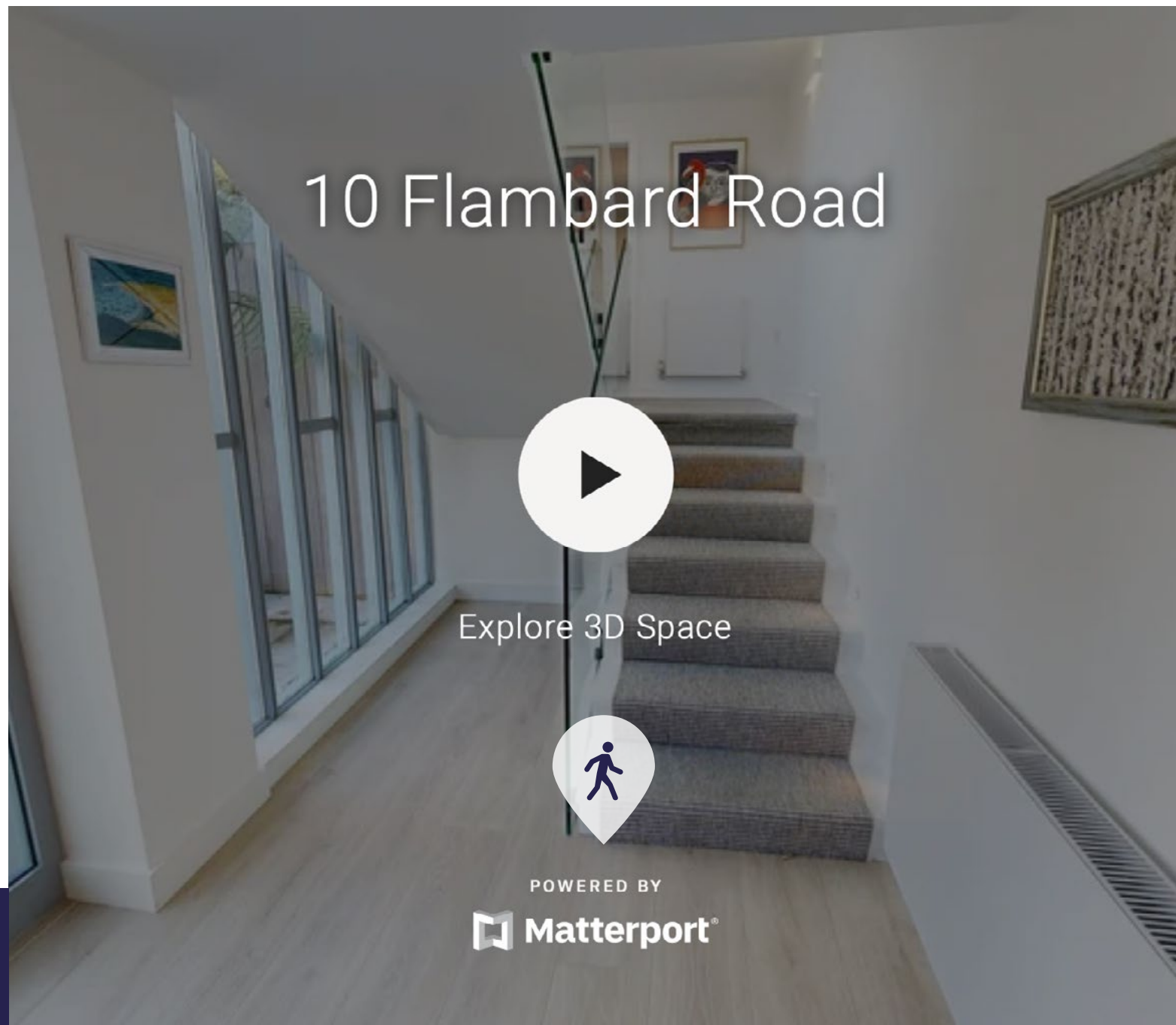
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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This is a striking contemporary home that is perfect for indoor / outdoor living.



The hand painted kitchen with centre island makes a real statement.

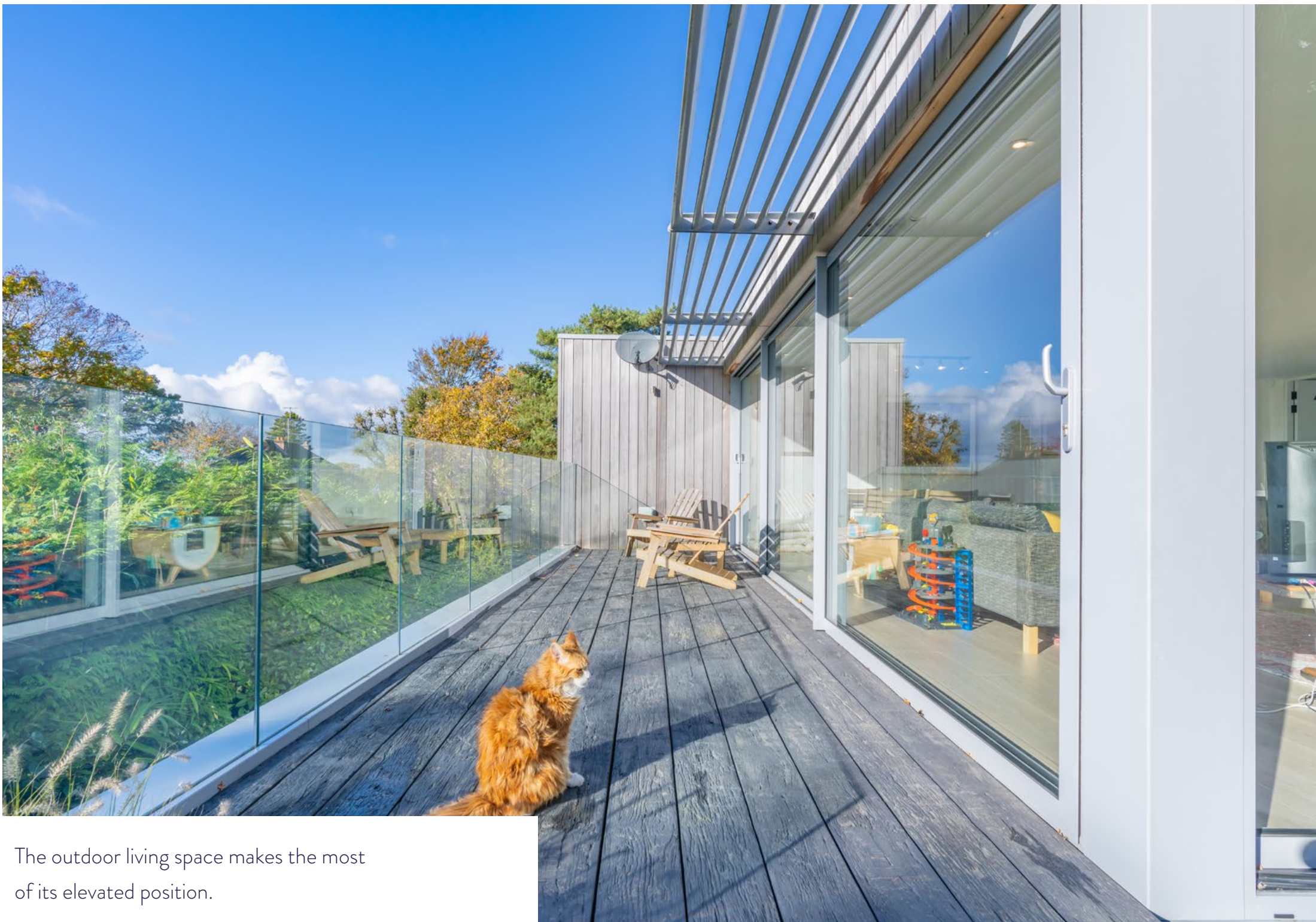


It is flooded with natural light thanks to floor to ceiling windows.



The striking design and attention to detail is evident throughout.





The outdoor living space makes the most of its elevated position.



There is an additional reception room which could be ideal as a home office.

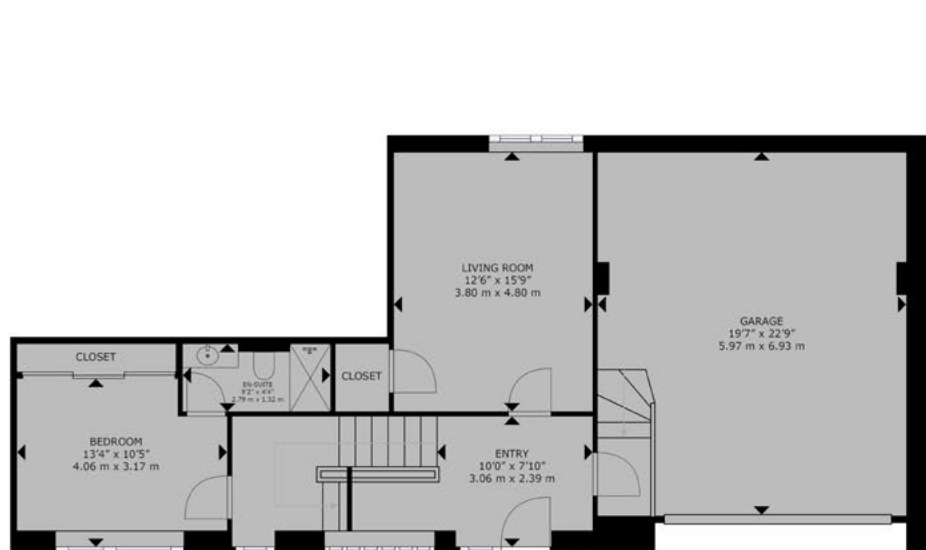


There are three luxurious bedrooms, each with their own en suite.

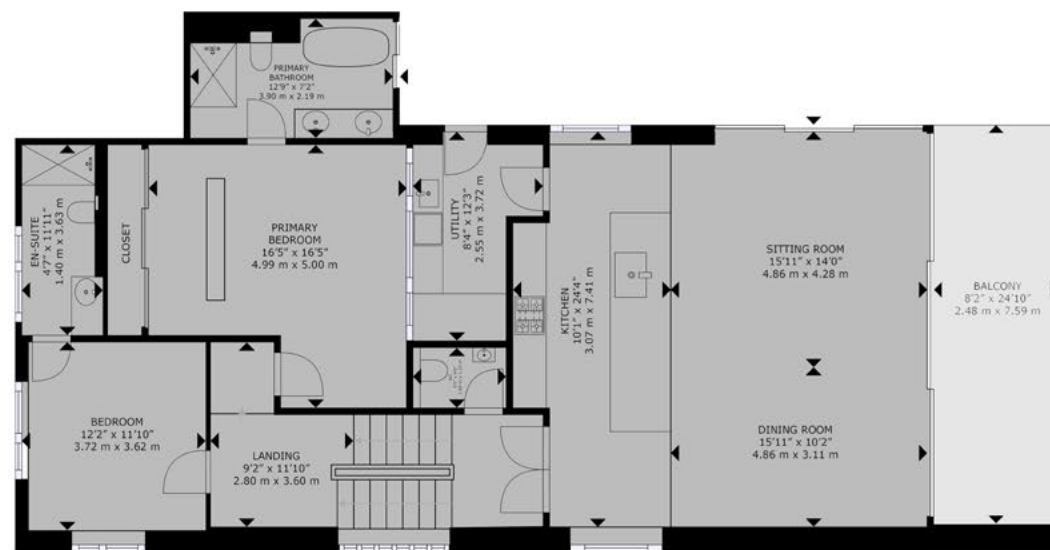


It sits perfectly in its surroundings with harbour views on the horizon.

10 FLAMBARD ROAD, LOWER PARKSTONE, POOLE, BH14 8SU



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 589 sq. ft., 55 m²
FIRST FLOOR: 1,494 sq. ft., 139 m²
GARAGE: 444 sq. ft., 41 m²
TOTAL: 2,527 sq. ft., 235 m²
BALCONY: 197 sq. ft., 18 m²

Summary

This is a highly unusual Grand Designs home which has been remodelled and re-imagined by the current owners resulting in a property which is as beautiful as it is unique.

The built form extends to just over 2,500 square feet in an interesting layout which includes split levels and half-landings. The open plan living space is the star of the show which zones comfortably for kitchen, informal living and dining. The kitchen includes a huge centre island complete with stone tops, instant boiling water tap and an impressive range of high-end integrated appliances.

There is a beautiful view of Poole Harbour on offer and the large format patio doors on two sides connect to a private terrace which is a true outdoor living space. There are three bedrooms and three bathrooms of which the main bedroom is the most impressive with particularly luxurious en suite facilities and air conditioning.

On the ground floor there is a separate sitting room which could also be used as a home office, as well as a six metre integral garage. The owners clearly have an eye for contemporary design which is evident throughout thanks to finishing touches like structural glass balustrades and a sympathetic lighting design. This could be a great option for anyone seeking contemporary living in a form which is convenient to lock up and leave.

- High-end contemporary design
- Harbour views & spectacular sunsets
- Stylish open plan living
- Luxurious hand painted kitchen
- Just over 2,500 square feet
- Interesting split levels
- Three bedrooms, three bathrooms
- Extra sitting room or home office
- Oversize integral garage
- Large private sun terrace

Guide Price: £1,450,000

Tenure: Freehold

Stamp Duty: Main Home £86,250*
Additional Home £129,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band F
(2023/2024 £2,958.57)

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Property ref: 0905



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.