



37 Alton Road

Lower Parkstone, Poole, Dorset, BH14 8SW



LUXURY &
PRESTIGE
Exclusive Properties

£1,250,000

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:



37 ALTON 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

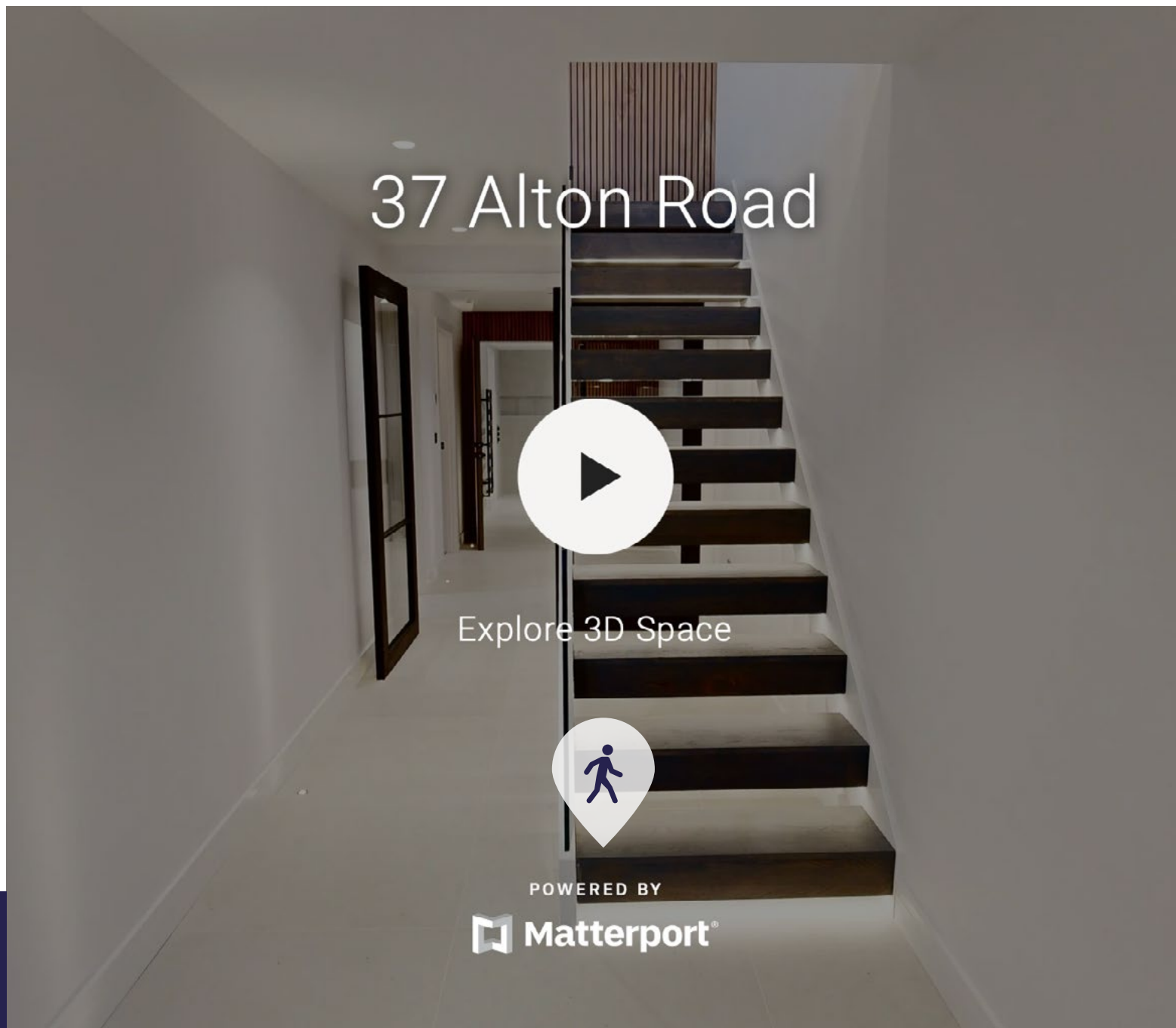
Can't wait to view in person?

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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 **Matterport**



The low maintenance garden is the perfect place to relax and entertain.



The stunning kitchen features a large central island and hidden pantry.



We have digitally dressed some of the living spaces to show how they could look.



The design is super contemporary both inside and out.

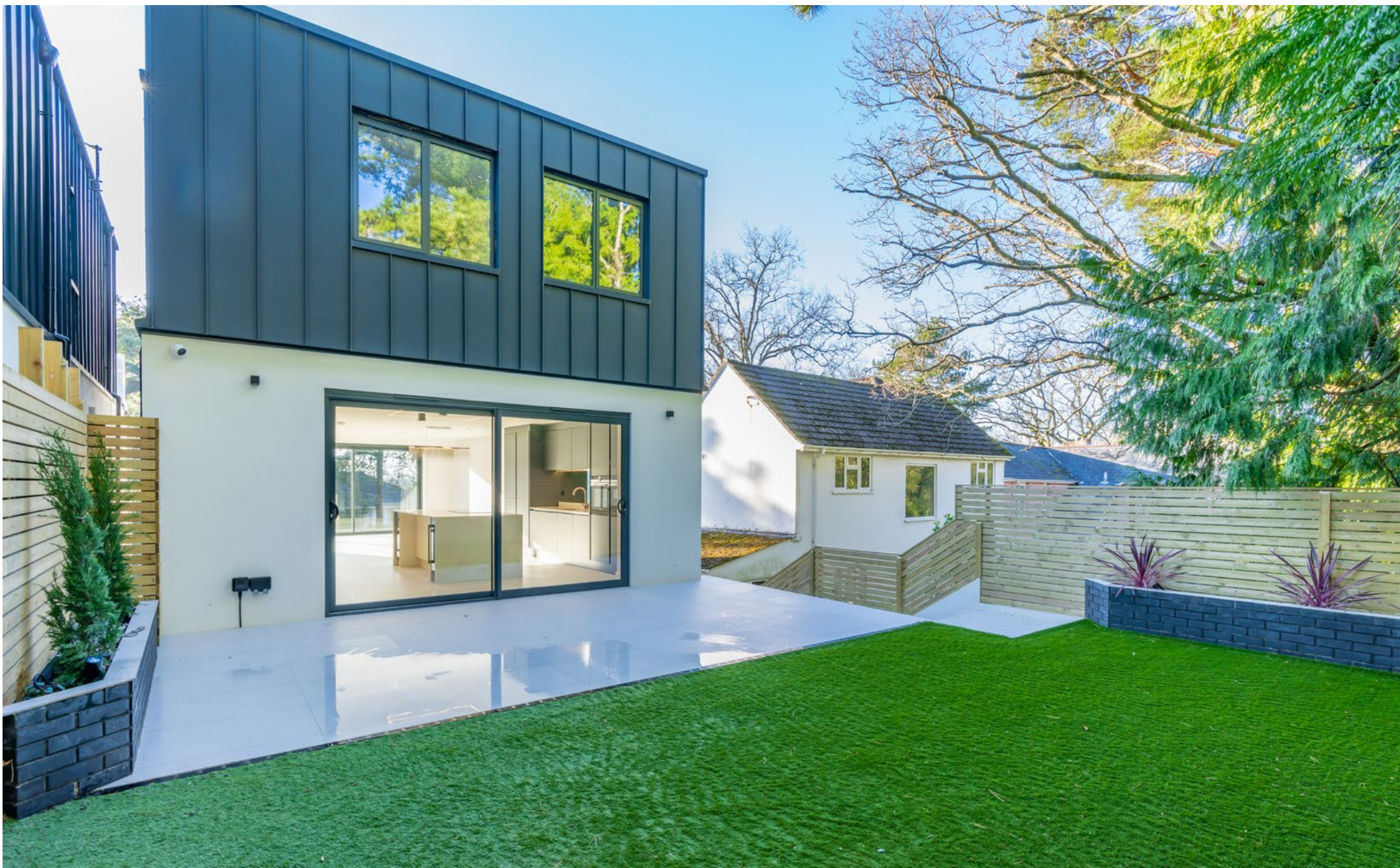


There are four bedrooms and three luxurious bathrooms.



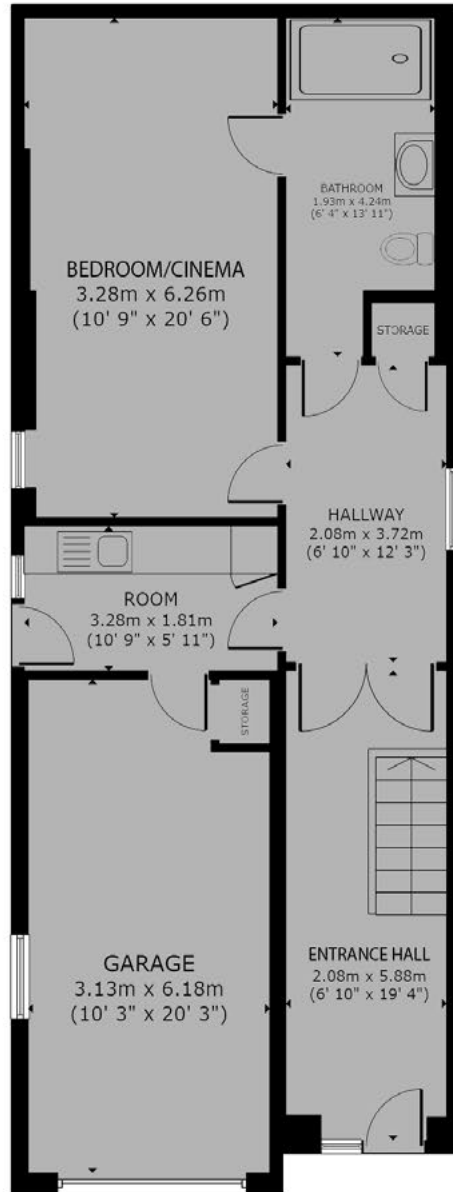


The bedroom suite on the ground floor could be suitable for a number of uses.

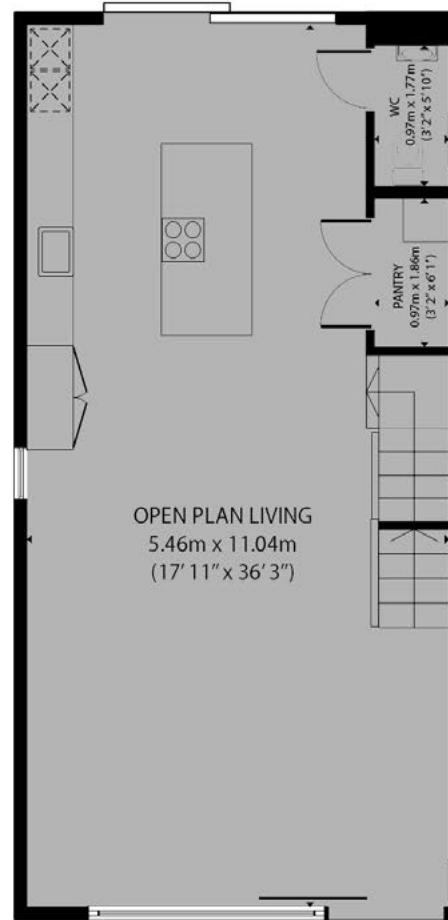


It is perfect for indoor / outdoor living and entertaining.

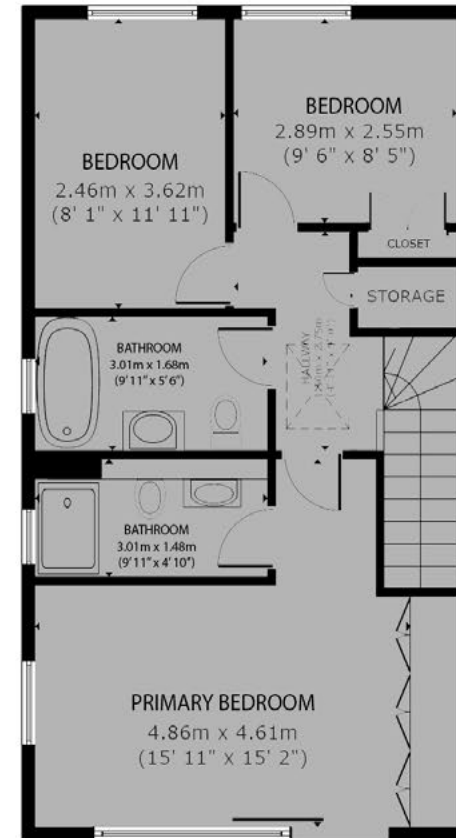
37 ALTON ROAD, LOWER PARKSTONE, POOLE, BH14 8SW



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA

GROUND FLOOR: 622 sq. ft., 57.8 m²
 FIRST FLOOR: 646 sq. ft., 60 m²
 SECOND FLOOR: 594 sq. ft., 55.2 m²
 GARAGE: 201 sq. ft., 18.6 m²
 TOTAL: 2,063 sq. ft., 192 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

This is an exceptional example of contemporary design, newly constructed by a bespoke developer to a stunning design by Dot Architecture.

The built form extends to just over 2,050 square feet arranged over three floors. The accommodation includes three bedrooms and two bathrooms on the top floor, a 36' open plan lifestyle room on the middle floor as well as a beautiful bedroom suite on the ground floor which could be suitable for a variety of uses.

The reception hall features a beautiful staircase with illuminated treads as well as an inner lobby enclosed by double doors, which has the potential to be fitted out as a study area. The decorative finishes throughout are exceptional and complemented by a beautifully designed lighting system which is programmable in the principal rooms and on the exterior.

The kitchen features a large centre island complete with breakfast bar and wine fridge and there is a full complement of high end integrated appliances. There is also a highly unusual hidden utility and pantry, which helps to preserve the clean lines which feature throughout.

The high end specification includes underfloor heating throughout, 10 photovoltaic panels on the roof and an air source heat pump. There is a small but very usable rear garden with a private sun terrace and low maintenance synthetic lawn rounding off what could be a great home for anyone who appreciates good design and well planned accommodation.

- Brand new detached home
- Highly contemporary
- Just over 2,050 square feet
- Beautiful interior finishes
- Stunning lighting design
- Open plan living
- Total of four bedrooms, three bathrooms
- Bedroom 4 / media room
- Low maintenance garden
- Large driveway

Guide Price: £1,250,000

Tenure: Freehold

Stamp Duty: Main Home £66,250*
Additional Home £103,750*
(*based on guide price)

Lease Length: N/A

Maintenance: N/A

Council Tax: Band TBC
(2024/2025 £x,xxx.xx)

EPC:

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- Property Ref:** 0917



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.