

Luxury+Prestige

37 ALTON ROAD

LOWER PARKSTONE, POOLE, BH14 8SW















TAKE A STEP INSIDE



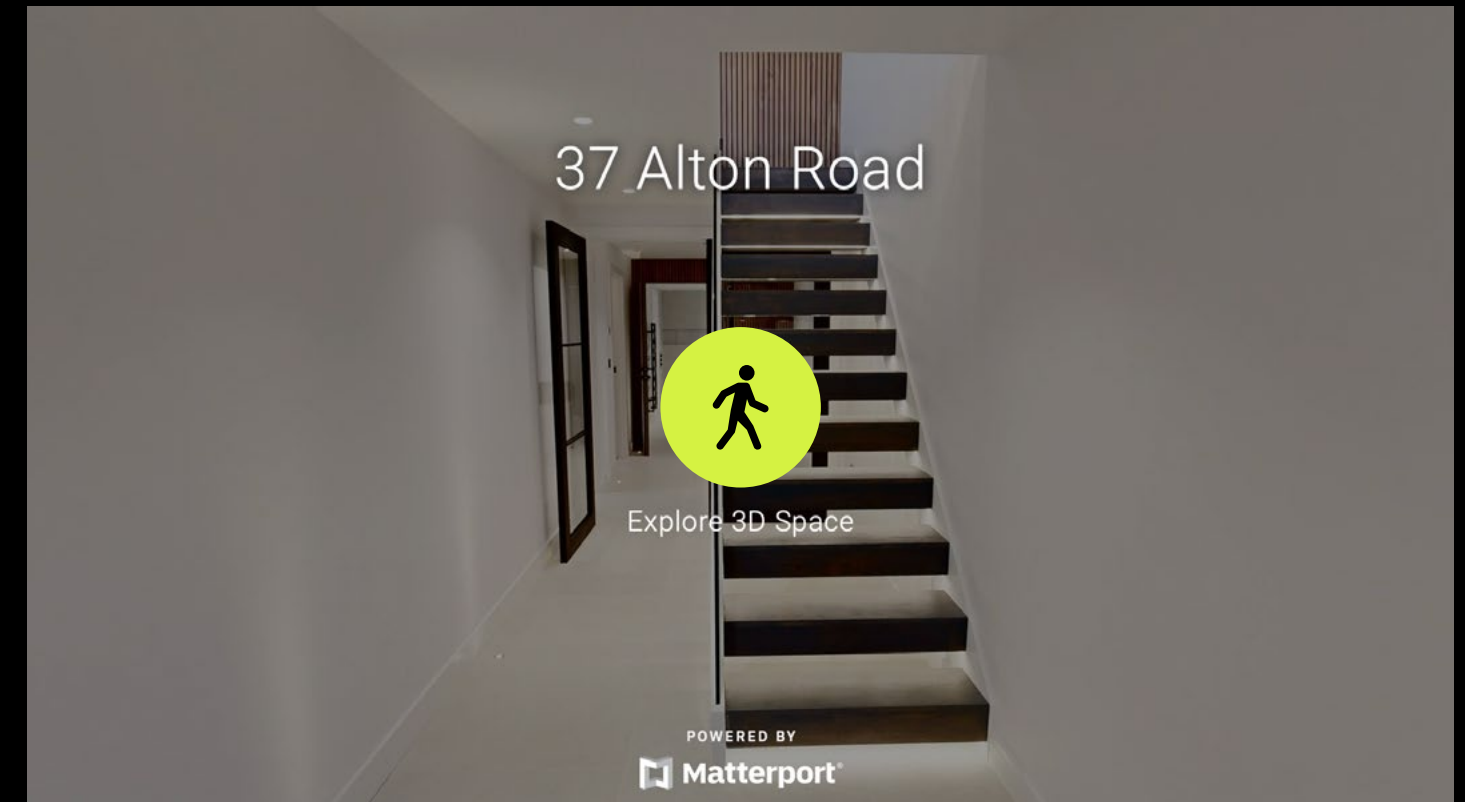
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

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



Simply click on the thumbnail above 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.

Matterport™

Floorplan

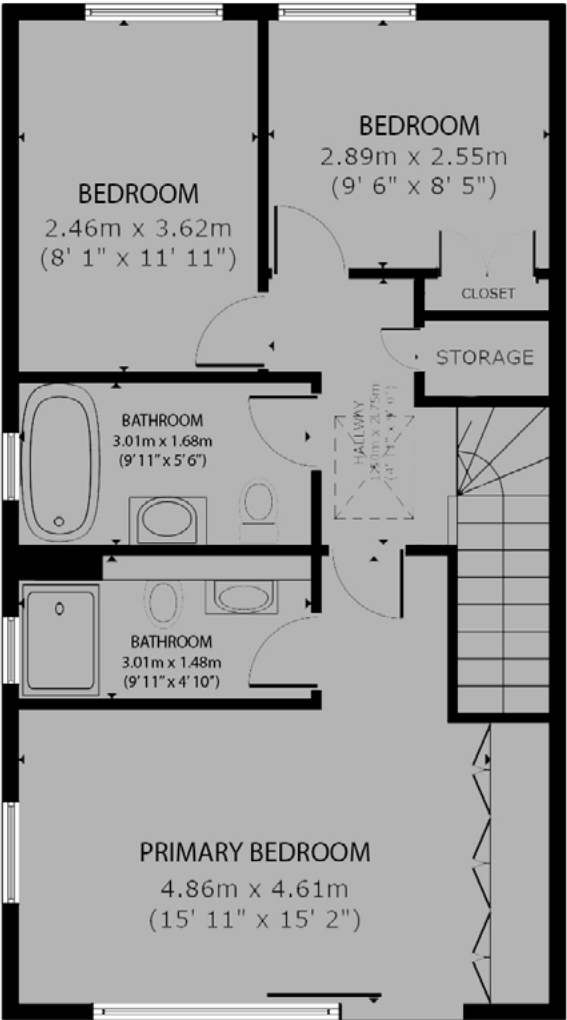
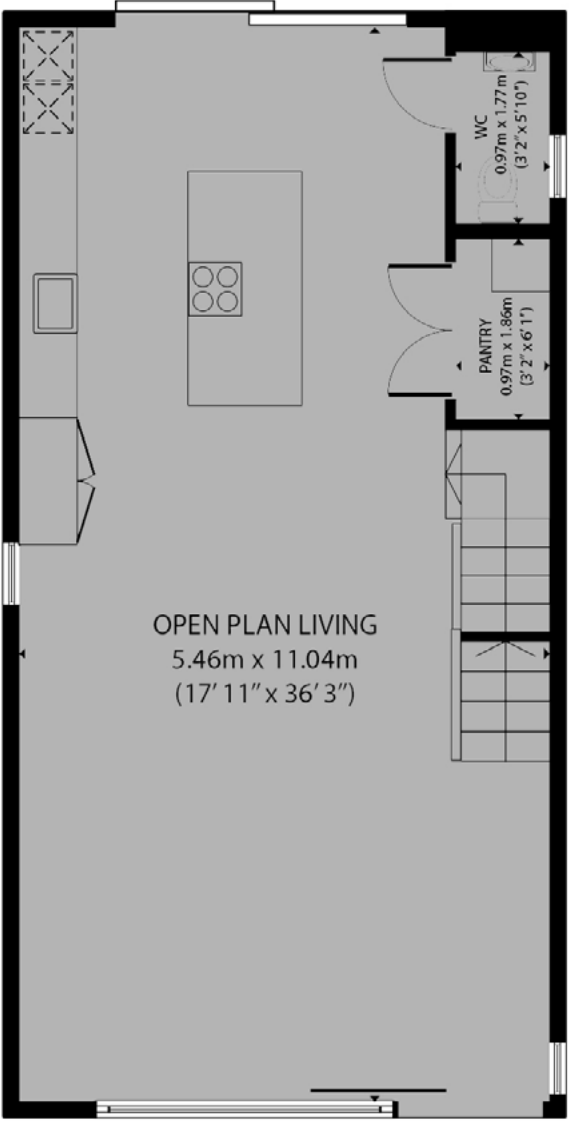
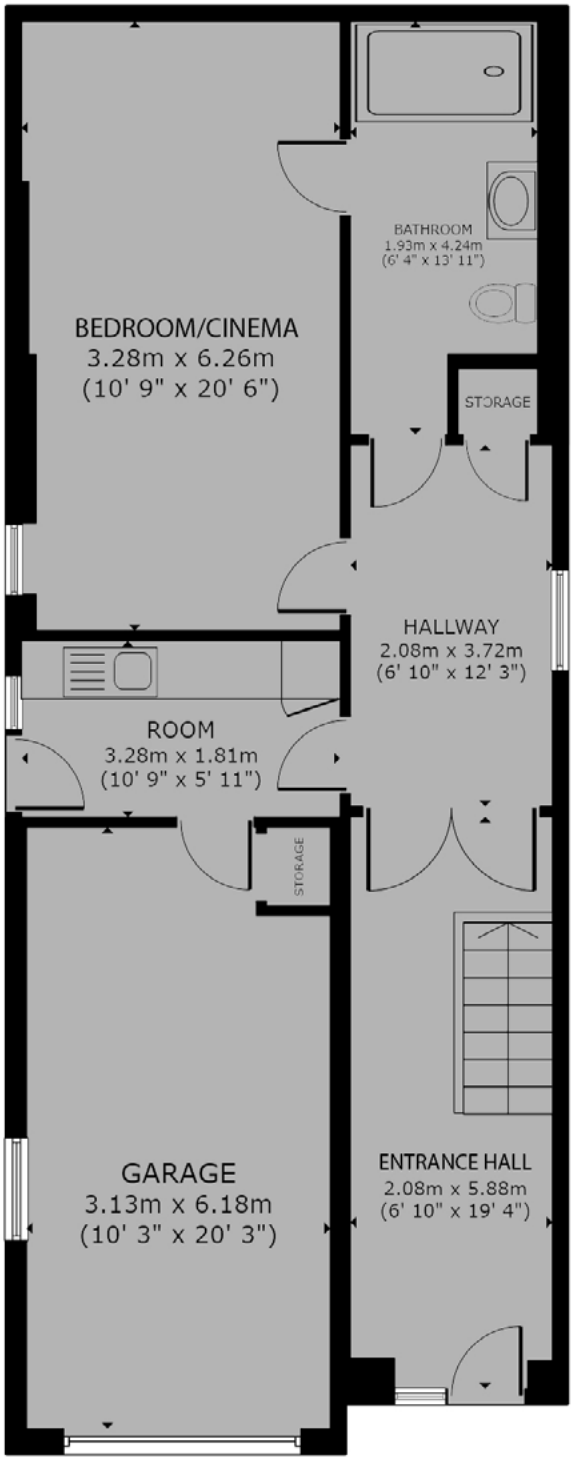
37 Alton Road, Lower Parkstone,
Poole, BH14 8SW

GROSS INTERNAL AREA

House:
Ground Floor: 622 sq. ft / 58 m²
First Floor: 646 sq. ft / 60 m²
Second Floor: 594 sq. ft / 55 m²
Garage: 201 sq. ft / 19 m²

Overall 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.

Details

Guide Price:	£1,095,000
Tenure:	
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £53,250** Additional Home £108,000** ** based on guide price, correct as at 01.04.25
Local Authority:	BCP Council
Council Tax:	Band G 2024/2025 £3,579.59pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + 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

Our team



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