



22A Clifton Road

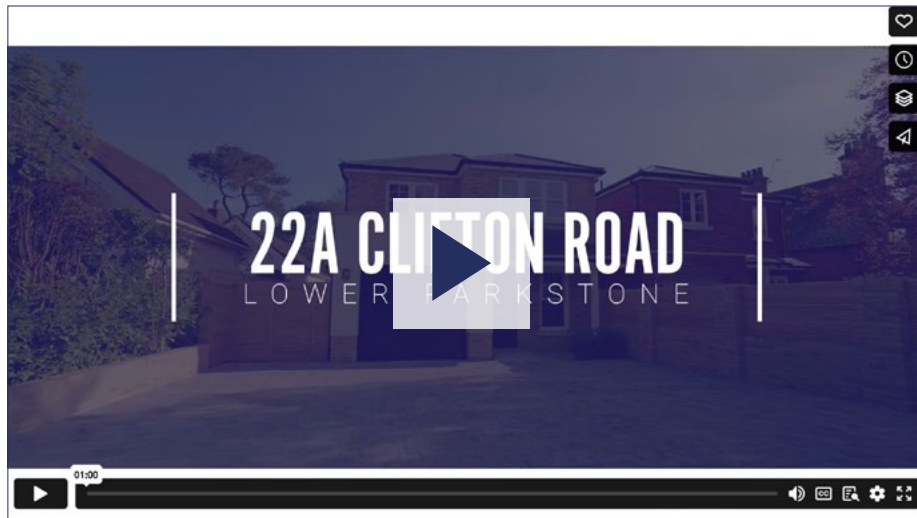
Lower Parkstone, Poole, Dorset, BH14 9PP



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

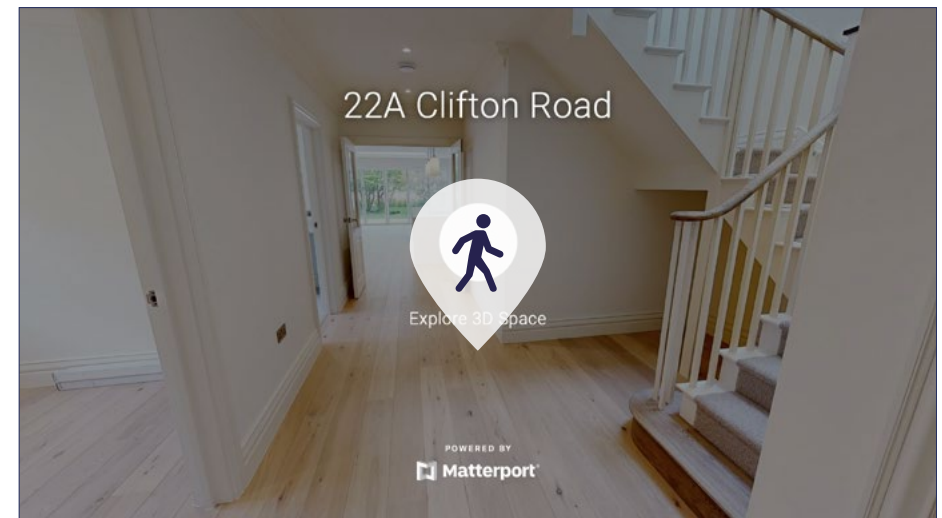
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to 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**



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™**



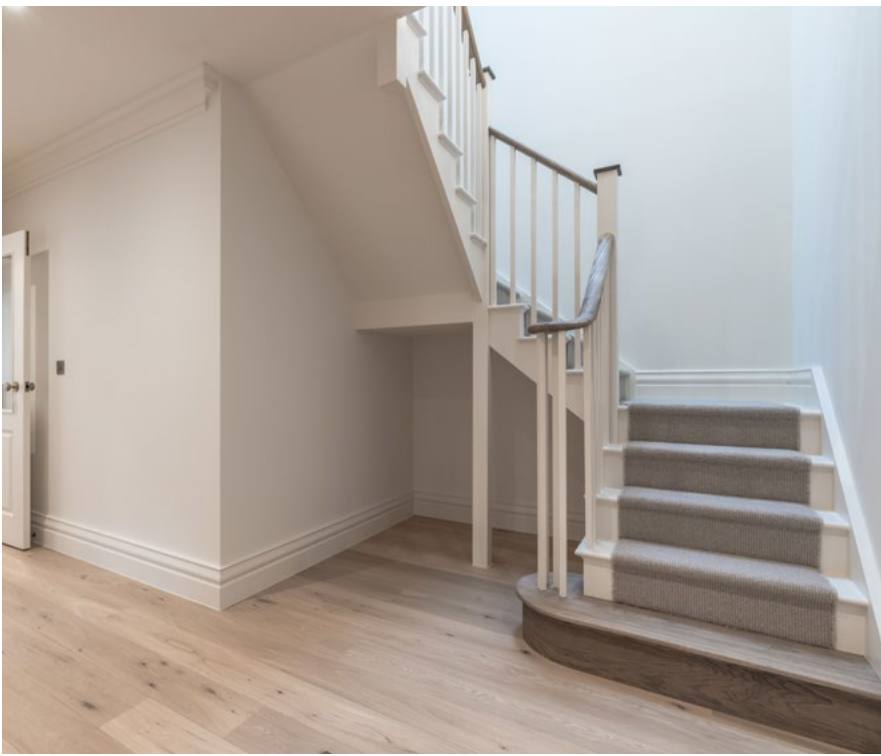
This brand new family home has great outdoor space.



We have digitally furnished it to show what it could look like.



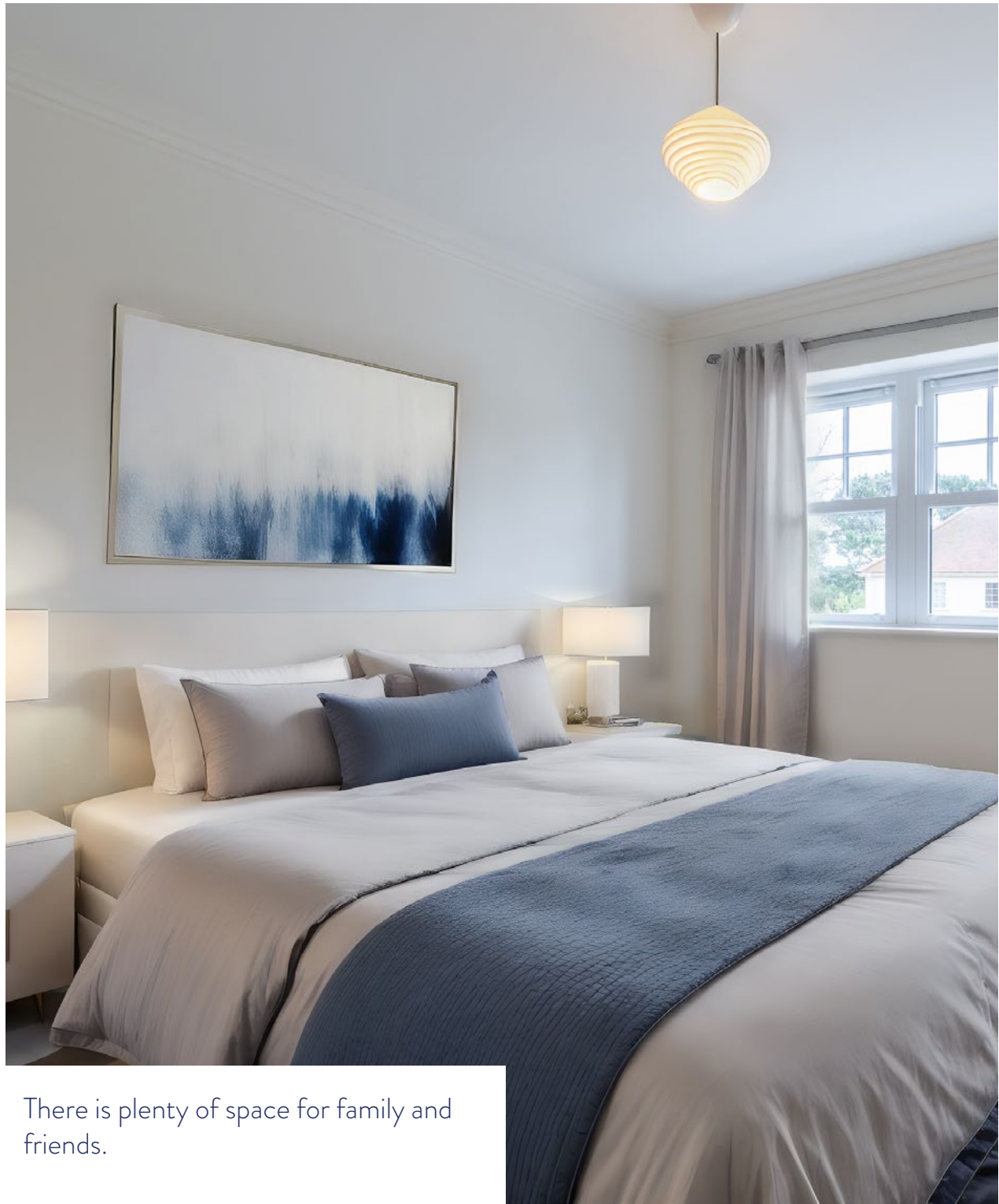
The open plan living space opens onto the terrace and gardens beyond.



It is super stylish with clean lines and crisp finishes throughout.



There are four bedrooms and three bathrooms.



There is plenty of space for family and friends.





A garden of this size is a real rarity for a new build home.

## 22A Clifton Road, Lower Parkstone, Poole, BH14 8PP



GROUND FLOOR



FIRST FLOOR

**GROSS INTERNAL AREA**

GROUND FLOOR: 1,131 sq. ft., 105 m<sup>2</sup>

FIRST FLOOR: 947 sq. ft., 87 m<sup>2</sup>

GARAGE: 185 sq. ft., 17 m<sup>2</sup>

**TOTAL: 2,263 sq. ft., 209 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Summary

This is one of two brand new homes by experts Coane Construction in one of the areas most prestigious roads. The traditional architecture is juxtaposed with contemporary interiors which are beautifully appointed.

Contemporary homes constructed over just two storeys are rare and especially so with level family-friendly gardens so these will have broad appeal. The built form of this house extends to nearly 2,000 square feet and it has been designed with an all-important open plan life style room which zones conveniently for kitchen, informal dining and relaxed living thanks to a small split level.

Upstairs there are four double bedrooms and three bathrooms and the principal bedroom also features a dressing area. The house comes with a 10 year structural warranty and the high end specification includes a luxury kitchen by Leicht complete with centre island and breakfast bar, Siemens appliances, combi microwave, Quooker hot tap, quartz worktops, zoned underfloor heating, 4KW solar system and LED lighting throughout. There's a generous driveway at the front and the rear garden boasts a level lawn as well as a private sun terrace.

- Brand new detached home
- Beautiful level garden
- Contemporary interior
- Open plan living
- Luxury kitchen by Leicht
- Four double bedrooms
- Large driveway
- Integral garage
- On just two storeys
- Great location

## Details

**Guide Price:** OIRO £1,500,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

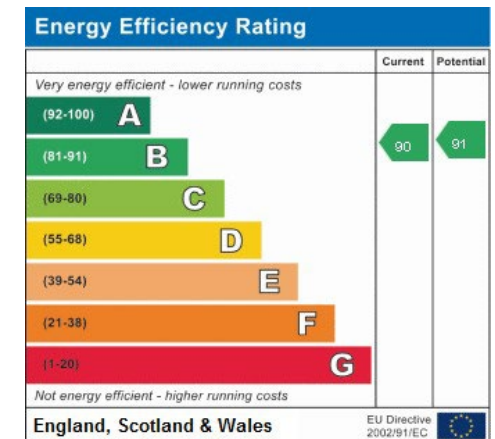
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £91,250\*\*  
Additional Home £136,250\*\*  
\*\* based on guide price

**Council Tax:** Band TBC  
2024/2025 £x,xxx.xxpa

## EPC:



Address:  
22a Clifton Road



# LUXURY & PRESTIGE

Exclusive Properties



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**Property Ref:** 0765



### 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.