



The Pavilion

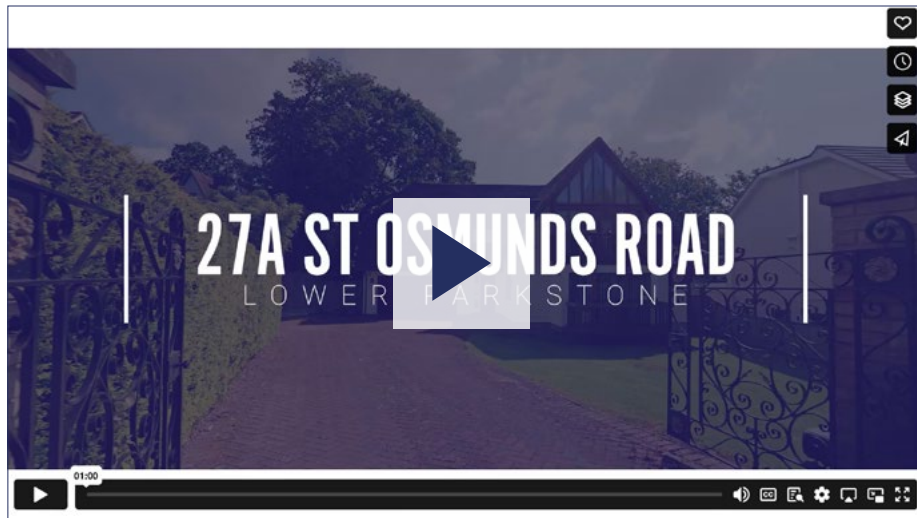
27A St Osmunds Road, Lower Parkstone, Poole, Dorset, BH14 9JT



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Exclusive Properties

Can't wait to view in person?

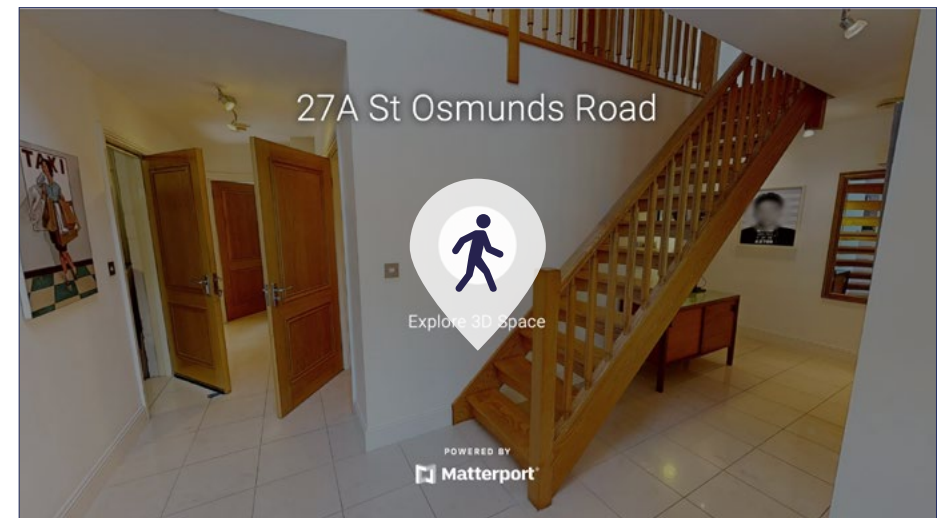
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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™



The courtyard style garden is paved for low maintenance.



The living room is super stylish and bathed in natural light.



The kitchen features a central island and stone tops.

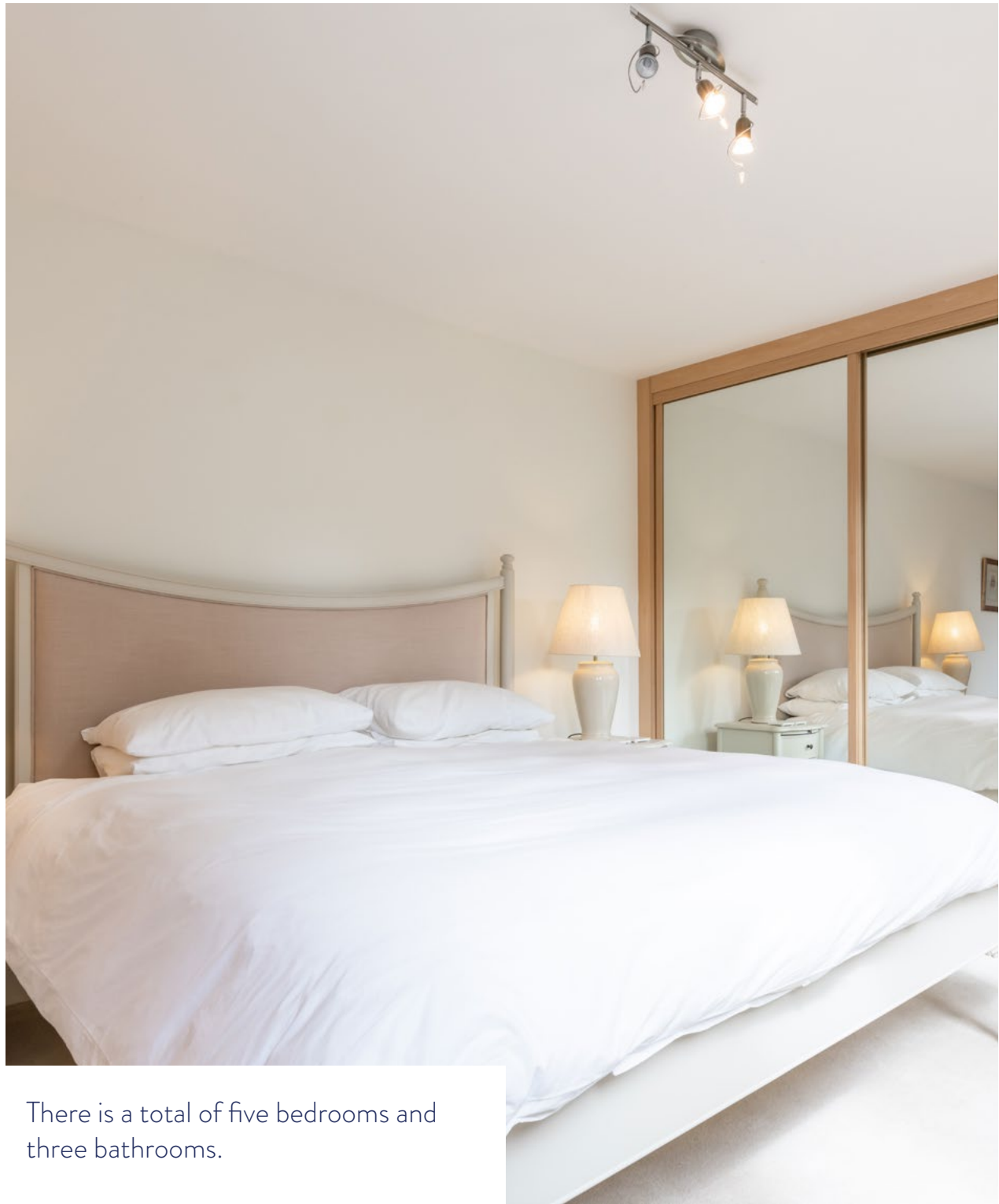


The accommodation extends to just over 2,800 square feet.



The spacious principal suite features vaulted ceilings.





There is a total of five bedrooms and three bathrooms.



It sits on a spacious plot, set well back from the road.

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GROSS INTERNAL AREA:
 GROUND FLOOR: 1,393 sq. ft, 129 m2
 FIRST FLOOR: 1,410 sq. ft, 131 m2
 GARAGE: 281 sq. ft, 26 m2
TOTAL: 3,084 sq. ft, 286 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

This attractive family home was built by a highly regarded local developer for the current owners around 20 years ago. The spacious accommodation extends to over 3,000 square feet arranged over just two floors in a layout which is flexible and versatile.

There is a total of five bedrooms and three bathrooms on the first floor whilst downstairs there is a semi open plan living room and dining room which connect to a kitchen diner with double doors leading to the rear garden. The kitchen includes a centre island and breakfast bar as well as stone tops and a full complement of integrated appliances. Also included is an all-important home office as well as an integral double garage. The living area is especially stylish and the specification includes underfloor gas fired central heating on the ground floor. The rear garden is very wide and paved for low maintenance whilst the front garden sits alongside a gated and brick paved driveway. All in all this versatile home could be suitable for small or large families and it could easily fall into the category of “lock up and leave” if needs be.

- Attractive design
- Around 20 years old
- Total 3,084 square feet
- Five bedrooms
- Three bathrooms (two en suite)
- Semi open plan lounge / dining room
- Home office
- Integral double garage
- Gated driveway
- Sellers suited

Details

Guide Price: £1,100,000

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 £51,250**
Additional Home £84,250**
** based on guide price

Council Tax: Band F
2024/2025 £3,102.30pa

EPC:



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- Property Ref:** 0970



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.