



2 Birchwood Road

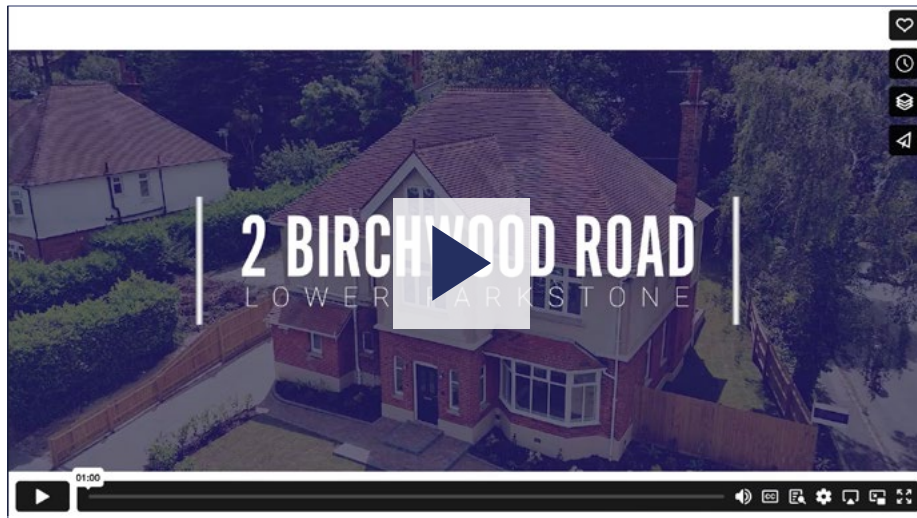
Lower Parkstone, Dorset, BH14 9NP



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

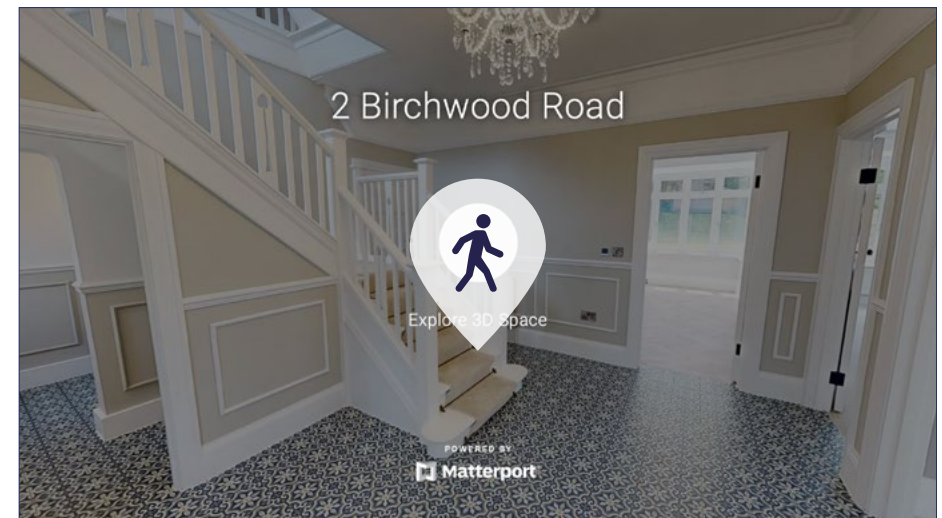
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



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 very pretty family home has a great garden.



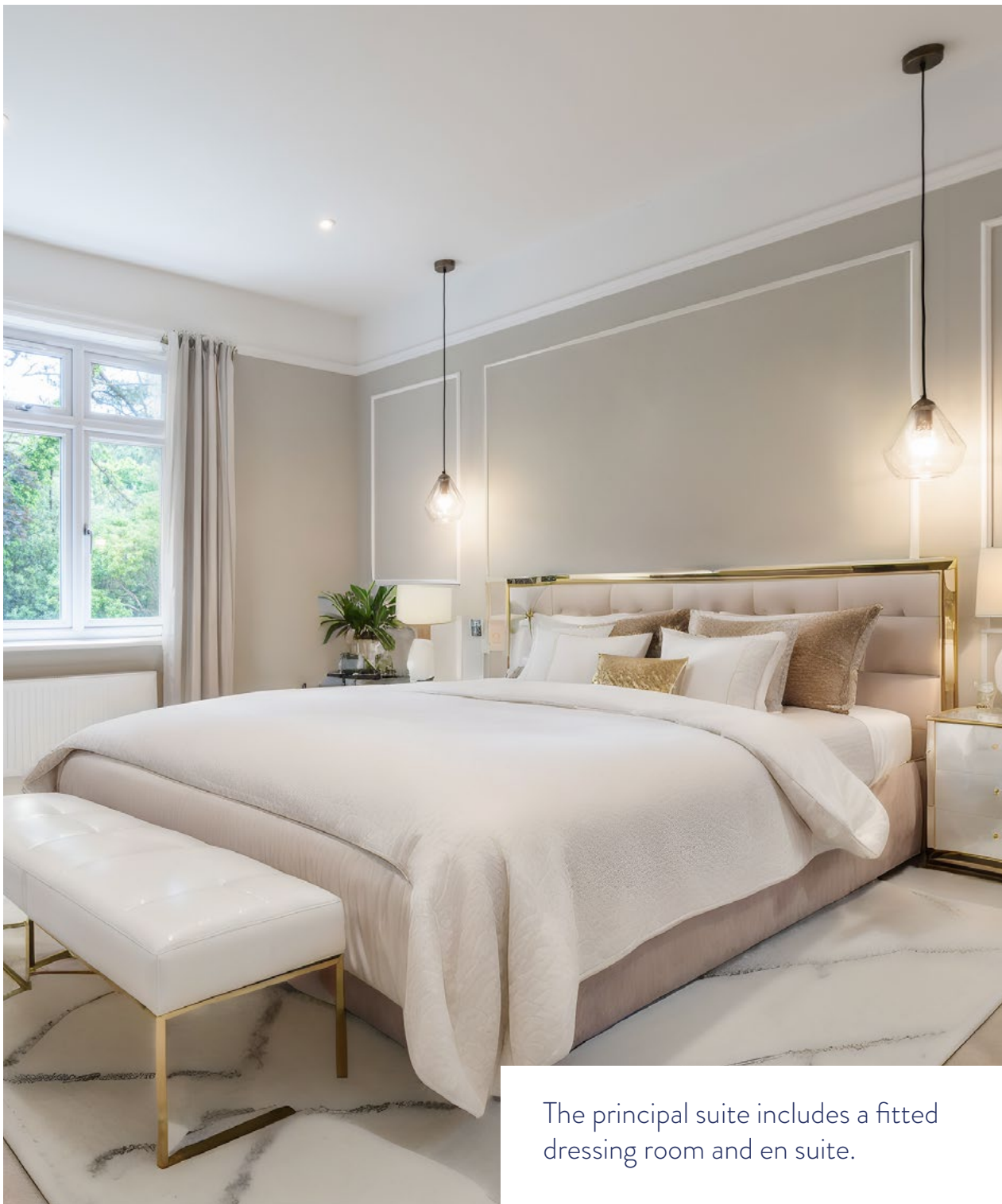
It has been completely refurbished to an exceptional standard.



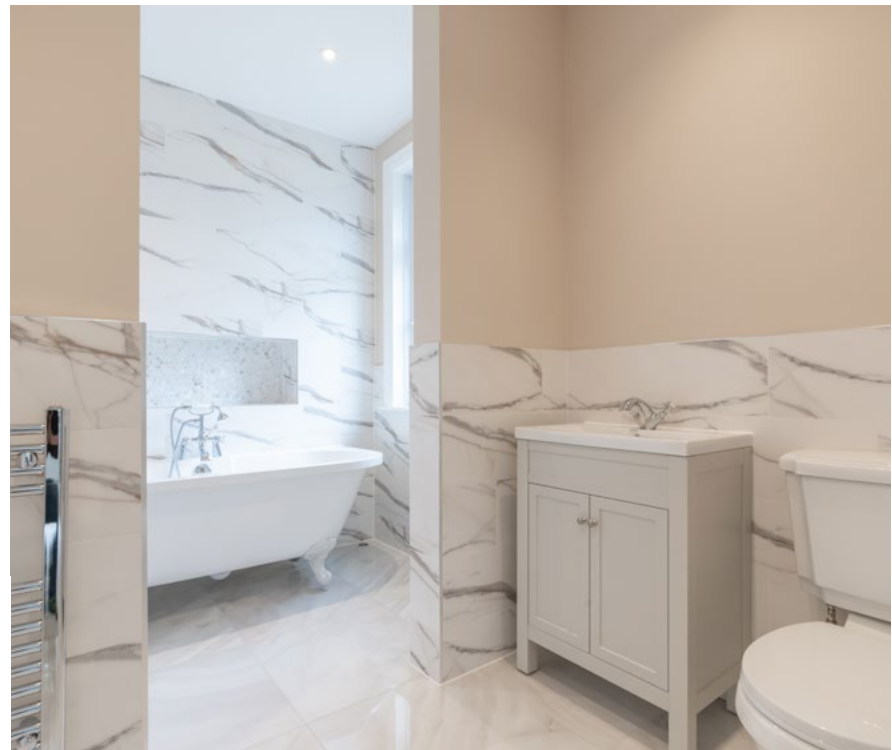
We have digitally furnished the property to show what it could look like.

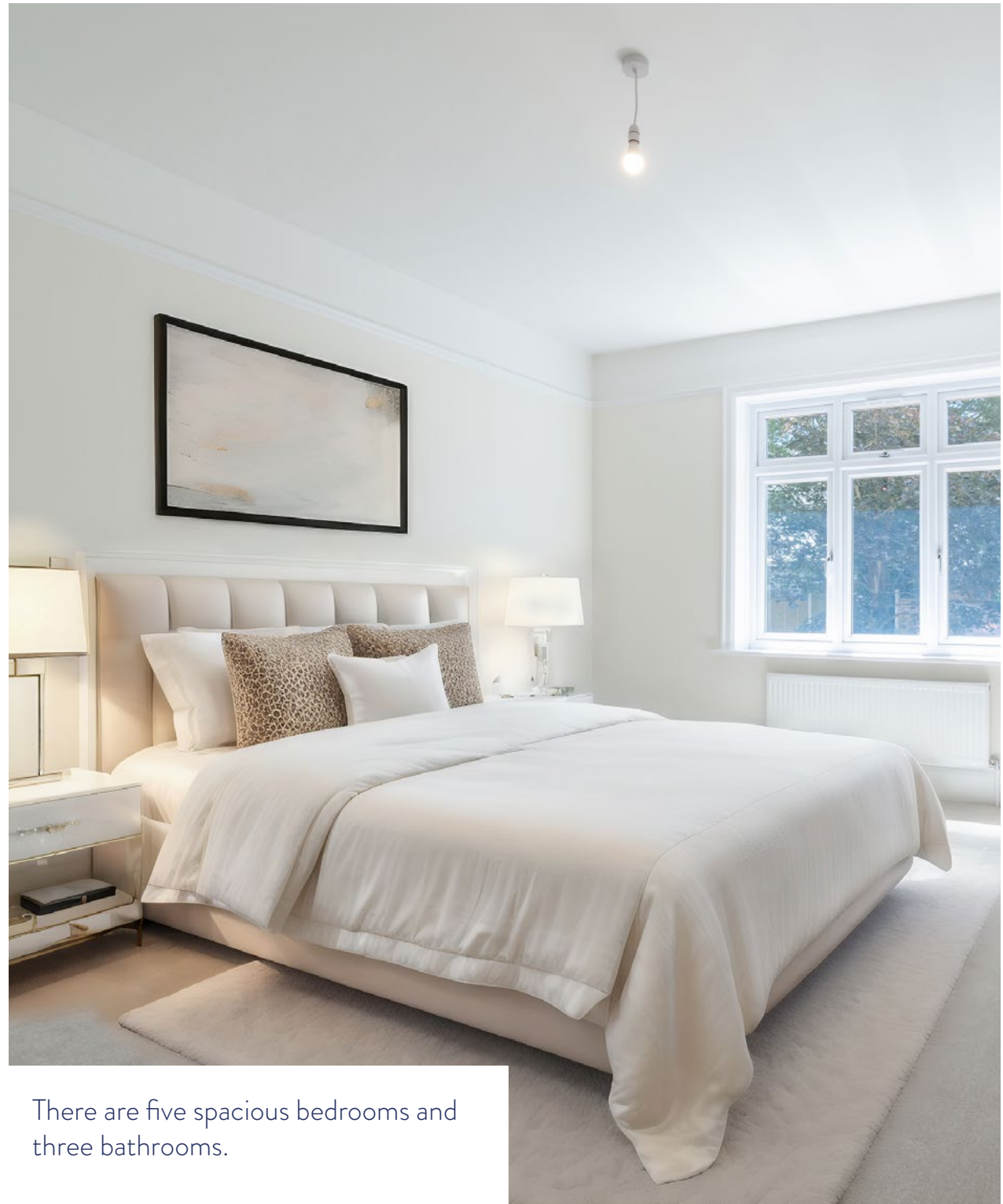


There is a choice of luxurious reception spaces.



The principal suite includes a fitted dressing room and en suite.





There are five spacious bedrooms and three bathrooms.





The garden is perfect for entertaining and relaxing with friends and family.

## 2 Birchwood Road, Lower Parkstone, Poole, BH14 9NP

Approximate Floor Area = 282.7 sq m / 3043 sq ft

Store = 2.9 sq m / 31 sq ft

Total = 285.6 sq m / 3074 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71089

## Summary

A newly completed project by one of the area's most prolific developers. This traditional house has been completely remodelled and reimagined to an impeccable standard

Boasting up to five bedrooms and three bathrooms, the accommodation extends to nearly 3,100 square feet. The principal bedroom is very impressive with a walk through dressing area and luxurious en suite bathroom. There's an additional first floor study and on the top floor bedrooms four and five could be combined as a guest space with separate sitting.

The ground floor offers a flexible layout with a choice of living spaces but the star of the show is a simply stunning kitchen diner featuring an oversize centre island complete with wine fridge, breakfast bar and an inset halogen hob / combined extractor.

There are double doors connecting to the rear garden which has a private sun terrace leading to a large family friendly lawn. The decor features stylish and carefully chosen decorative finishes throughout which are up to the minute but equally timeless. Our images have been digitally furnished to provide context and to show how the various spaces could look.

- Newly completed project
- Remodelled and re-imagined
- Beautiful traditional exterior
- Cool and contemporary interior
- Up to five bedrooms
- Three bathrooms
- Amazing open plan kitchen / diner
- Choice of living spaces plus study
- Great garden
- Close to amenities

## Details

**Guide Price:** £1,595,000

**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 £102,650\*\*  
Additional Home £150,500\*\*  
\*\* based on guide price

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

**EPC:**



# LUXURY & PRESTIGE

Exclusive Properties



**Steve Isaacs**  
**Director**  
07970 878106  
steve@luxuryandprestige.co.uk



**Harriet Towing**  
**Head of Sales**  
07809 908718  
harriet@luxuryandprestige.co.uk



**Thomas Powner**  
**Residential Sales**  
07437 491094  
tom@luxuryandprestige.co.uk



**Asia Roberston**  
**Social Media Manager**  
07484 719645  
asia@luxuryandprestige.co.uk



**Valentina Morana**  
**Marketing Assistant**  
01202 007373  
valentina@luxuryandprestige.co.uk



**David Chissell**  
**Director**  
07795 835647  
david@luxuryandprestige.co.uk



**Adrianna Ciereszko**  
**Photographer / Marketing Manager**  
01202 007373  
adrianna@luxuryandprestige.co.uk



**Ryan Horan**  
**Land & New Homes**  
07512 196688  
ryan@luxuryandprestige.co.uk



**Jo Bound**  
**Search Agent**  
01202 007373  
jbound@luxuryandprestige.co.uk

## Get In Touch

**In Person:** 28A Haven Road  
Canford Cliffs  
Poole  
BH13 7LP

**By Phone:** 01202 007373

**By Email:** [info@luxuryandprestige.co.uk](mailto:info@luxuryandprestige.co.uk)

**Online:** [www.luxuryandprestige.co.uk](http://www.luxuryandprestige.co.uk)

**Facebook:** [facebook.com/luxuryandprestige](https://facebook.com/luxuryandprestige)

**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 0965



### 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.