

Luxury+Prestige

THE OLD RECTORY

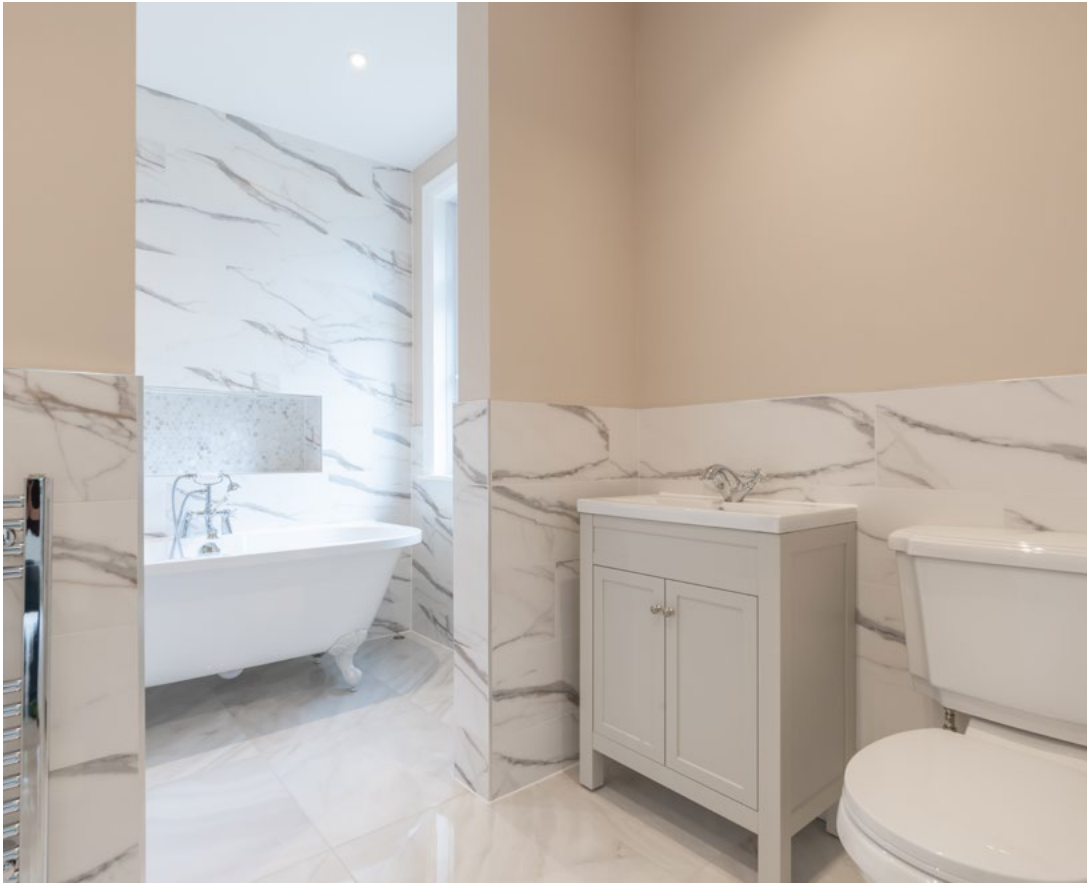
2 BIRCHWOOD ROAD, LOWER PARKSTONE, POOLE, BH14 9NP















TAKE A STEP INSIDE



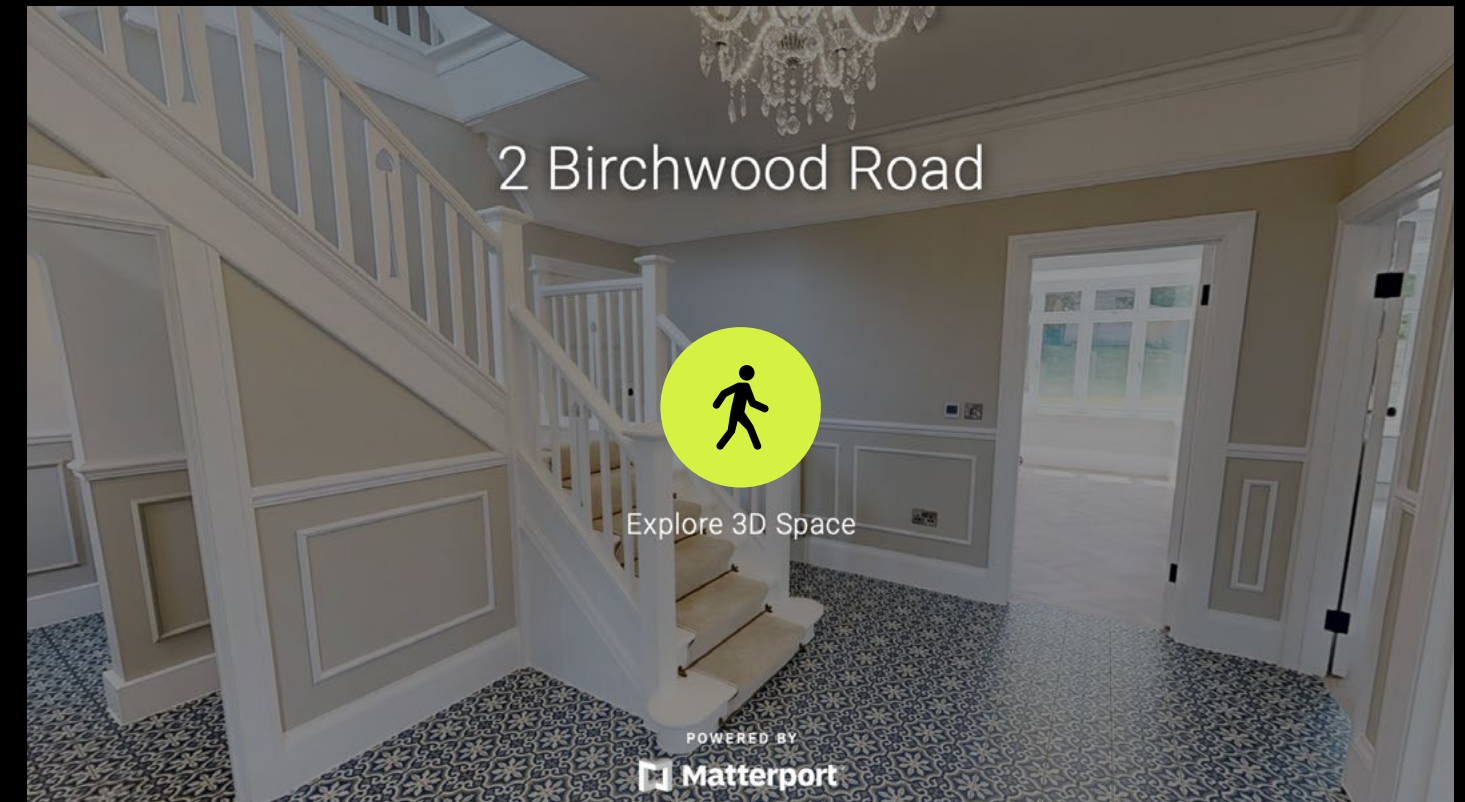
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

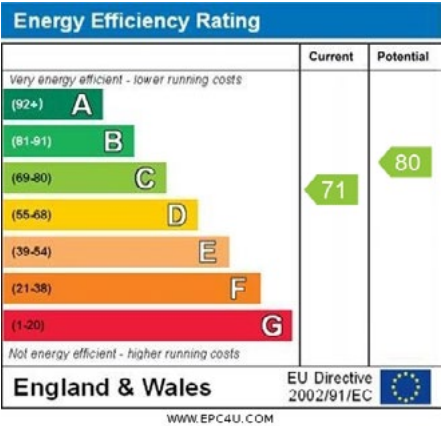
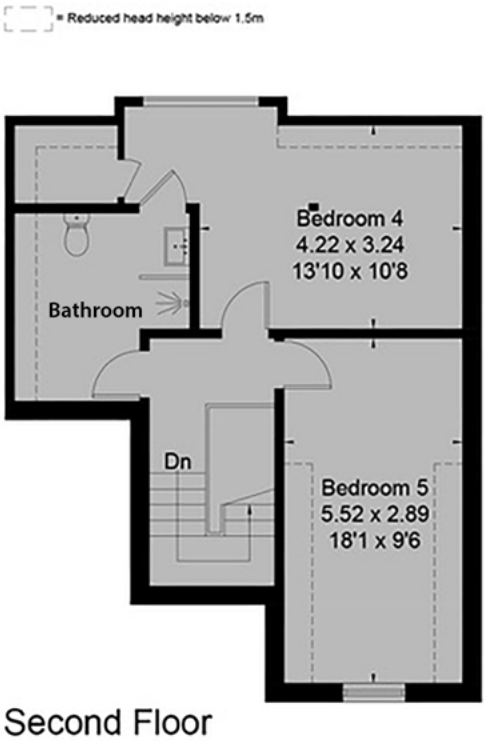
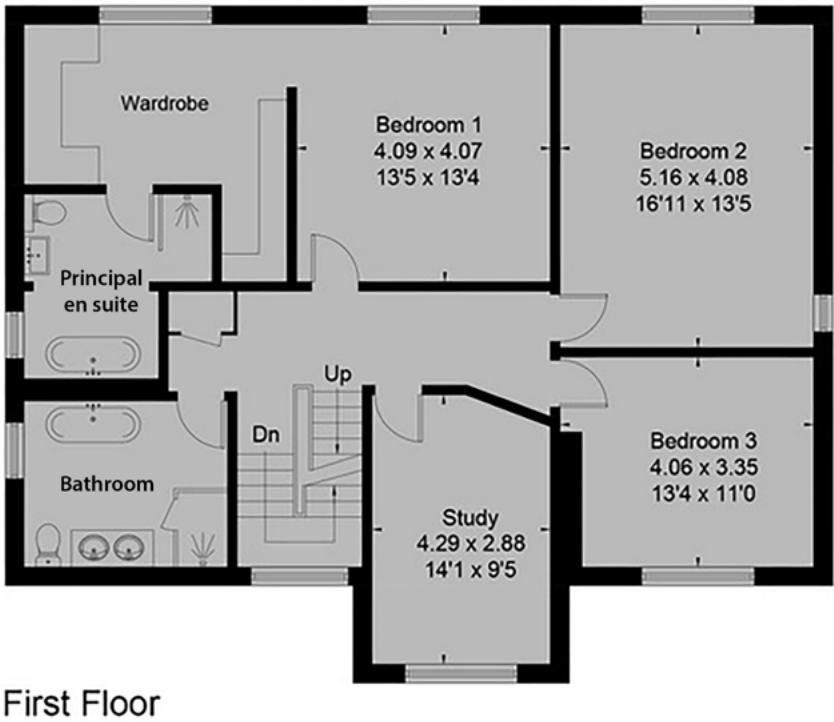
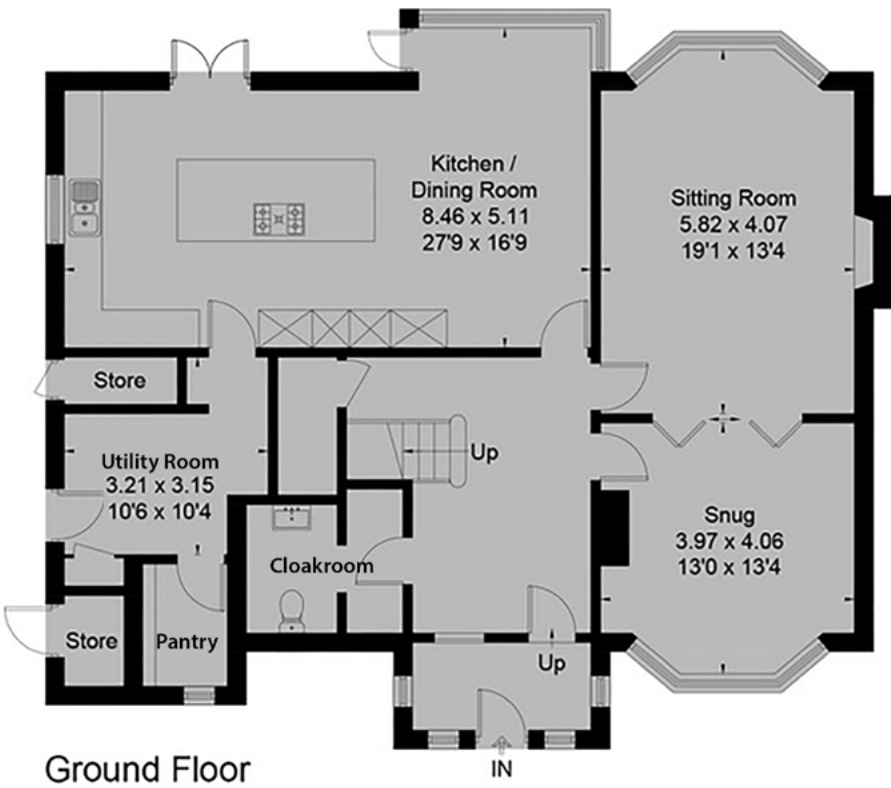
2 Birchwood Road, Lower Parkstone,
Poole, BH14 9NP

GROSS INTERNAL AREA

House: 3,043 sq. ft / 283 m²
Store: 31 sq. ft / 3 m²
Total: 3,074 sq. ft / 286 m²

Overall Total: 3,043 sq. ft / 286 m²

Sizes and dimensions are approximate, actual may vary.



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..

Details

Guide Price:	£1,450,000		
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	£88,750**	
	Additional Home	£161,250**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band F		
	2024/2025	£3,102.30pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + 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

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

07484 719645
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

01202 007373
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	0965
Published:	June 2025



Important notice
Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com