

Luxury+Prestige

# 4 WARWICK ROAD

LOWER PARKSTONE, POOLE, BH14 8SY



















Landscape Plan



# TAKE A STEP INSIDE



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

***vimeo***

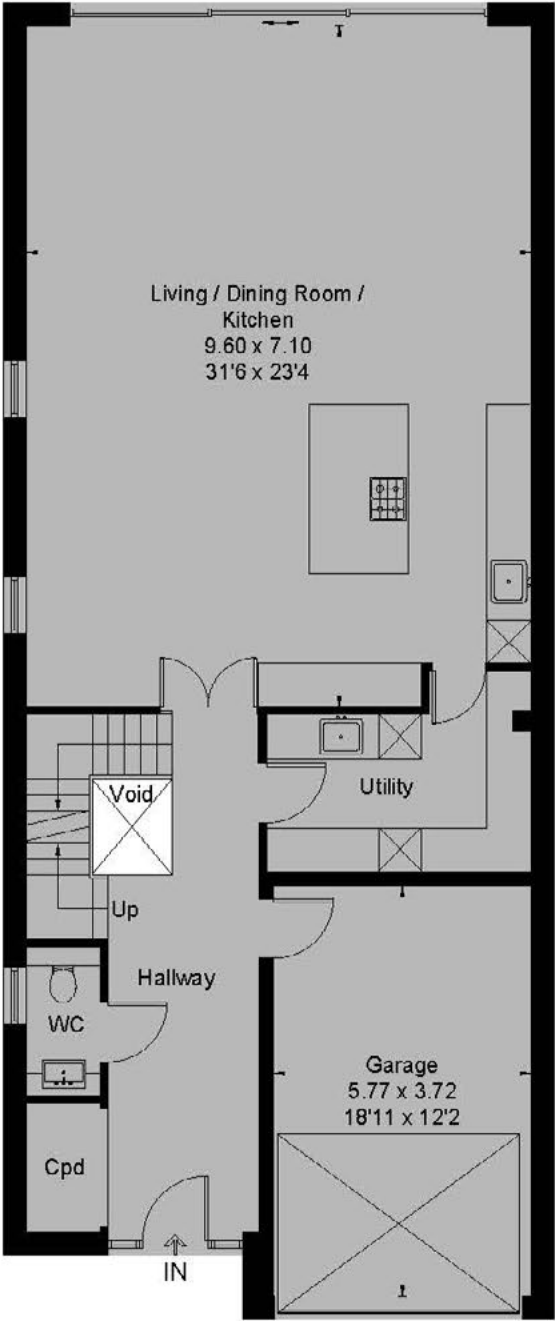
# Floorplan

Plot 1, 4 Warwick Road,  
Lower Parkstone, Poole, BH14 8SY

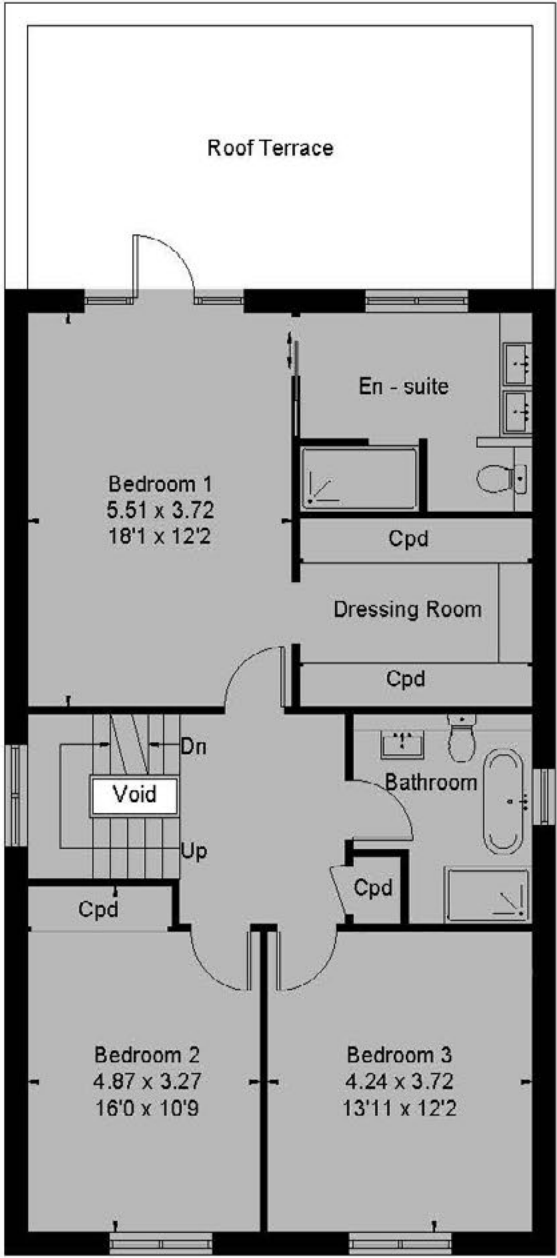
GROSS INTERNAL AREA

House:  
Total: 3,062 sq. ft / 284 m²

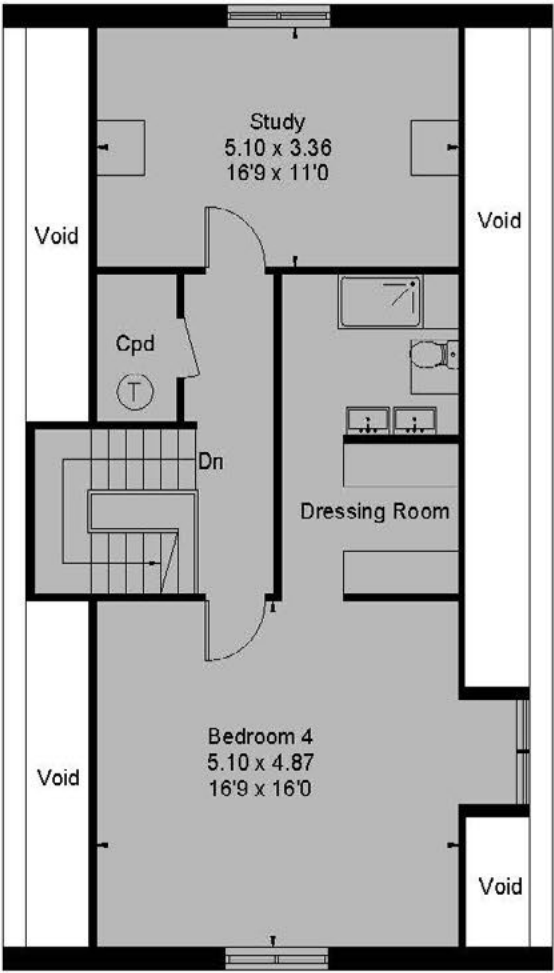
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #92366



# Summary

This is a rare chance to be involved from the very beginning of the latest project by the highly acclaimed KLF Developments, renowned for delivering some of the area’s most distinctive and stylish contemporary homes in recent years.

With planning permission already approved, the development comprises two striking detached homes, each offering approximately 3,100 square feet of thoughtfully designed luxury accommodation. Every detail has been carefully considered to reflect KLF’s signature high standards in both design and specification. Each home features four spacious bedrooms, three beautifully appointed bathrooms, a generous open-plan kitchen/ living area and a separate study or entertainment room. They also include an integral garage and ample off-road parking. The beautifully landscaped rear gardens are designed for privacy and relaxation. Perfectly positioned, the homes are located just a short stroll from the vibrant Ashley Cross Village, with the serene waters of Poole Harbour equally close, offering an exceptional lifestyle right on your doorstep. Buyers will have the unique opportunity to collaborate with KLF Developments to personalise the interior finish and layout (subject to the stage of construction), creating a truly bespoke home tailored to your requirements. There may be significant Stamp Duty (SDLT) savings available if purchased as a clear plot and built via a build contract—compared to buying a completed home. (Buyers are advised to seek independent financial/legal advice regarding SDLT implications).

# Details

Guide Price:	£1,650,000		
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	£111,750**	
	Additional Home	£194,250**	
	** based on guide price, correct as at 02.10.25		
	PLEASE NOTE: There is the potential for a significant saving on SDLT – please enquire for more details.		
Local Authority:	BCP Council		
Council Tax:	TBC		
	2025/2026	£x,xxx.xx***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains electricity, water and drainage, air source heat pump		



# Key features

- + Upcoming KLF Developments project
- + Luxurious specification throughout
- + Stunning architectural detailing
- + Extends to 3,062 square feet
- + Four bedrooms, three bathrooms
- + Open plan living
- + Landscaped garden and roof terrace
- + Highly sought after location
- + Potential SDLT savings
- + Detailed specification available on request



# Our team



**Steve Isaacs**  
Director

07970 878106  
steve@luxuryandprestige.com



**David Chissell**  
Director

07795 835647  
david@luxuryandprestige.com



**Harriet Towning**  
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



**Valentina Morana**  
Residential Sales

07366 799790  
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:	1080
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](http://luxuryandprestige.com)