



*Pinetops*

41 Elgin Road, Lower Parkstone, Poole, BH14 8PR

£1,750,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS







# Pinetops

41 Elgin Road, Lower Parkstone, Poole, BH14 8PR

**\*\*EXTREMELY VERSATILE FAMILY HOME\*\*** Situated on a PRIVATE ROAD in one of the area's most desirable locations. Sitting on a wonderful plot of almost 1/2 AN ACRE the property benefits from four double bedrooms, four bathrooms and wonderful OPEN PLAN LIVING and SEPARATE ONE BEDROOM ANNEXE.

- SELF CONTAINED ANNEXE
- EXCELLENT OUTSIDE ENTERTAINING AREAS
- PRIVATE ROAD
- EXTREMELY VERSATILE FAMILY HOME
- SECLUDED PLOT
- STUNNING FEATURES THROUGHOUT
- DOUBLE GARAGE AND AMPLE PARKING
- FULLY RENOVATED BY CURRENT OWNERS
- BADEN POWELL CATCHMENT
- OVER 3,800 SQFT

Local Authority Poole, Tax Band F, Tenure: Freehold





## Property Comprises

'Pinetops' is situated on a secluded plot at the end of a private road within the heart of Lower Parkstone/Lilliput Borders. This is a unique family home that has undergone complete renovation in recent years by the current owners and has been finished to an extremely high specification throughout.

The property is arranged over two floors and extends to over 3,800 sq ft of accommodation. An impressive double height galleried reception hall welcomes you into the home and leads to all ground floor rooms, including the principle bedroom with a beautiful free standing bath, its own ensuite shower room, dressing room with fitted wardrobes and double doors leading out onto a private patio. An open-plan office space, utility room, W/C and storage cupboard complete the ground floor accommodation.

Heading up to the first floor, you are greeted by a spacious landing area which fills the whole property with natural light and seamlessly flows through into a wonderful open plan kitchen/dining/family room, a particular feature of the home and designed with modern family living in mind. Although open plan the space has been well defined and zoned to include a modern kitchen with a large island and a full range of fitted appliances, dining area and living space. This room also provides access to the rear gardens. Further accommodation to the first floor includes three double bedrooms, three bathrooms and a media lounge.

In addition to the main house there is a completely self-contained annexe with a large living room, semi open plan kitchen/dining room separate bedroom, ensuite bathroom and ample storage. The annexe also benefits from its own private west facing garden, making this a perfect property for 'home and income'. \*For further photos of annexe please see website\*

Externally, the property sits on a wonderful private plot approaching 0.5 acres of established and landscaped grounds. Gates onto a long gravel and block paved drive lead you to the house, offering ample offroad parking and access to a large double garage with electric up and over door. The front garden is mainly laid to lawn with a feature raised deck and 'treehouse', there is also a further gated hard standing area accessed from the drive that provides an additional secure space for a boat or motor home. The sunny, south and west facing rear gardens which surround the main living room make for an excellent space for entertaining and al-fresco dining complete with an outside kitchen/bar area, external bathroom and level lawn.

This "One Off" family home must be viewed to be fully appreciated.

## LOCATION

## Lower Parkstone







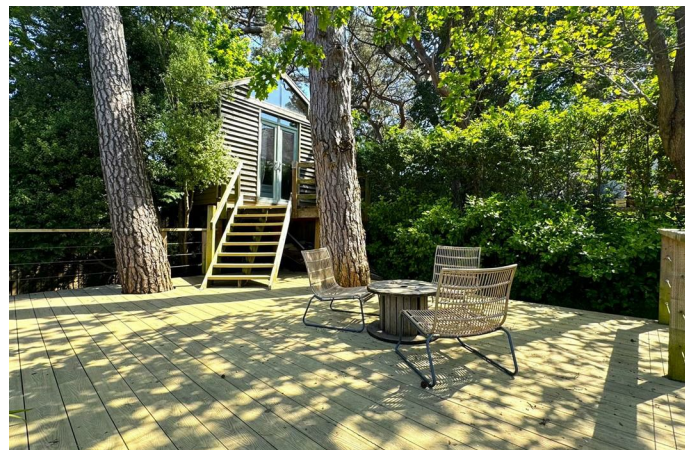




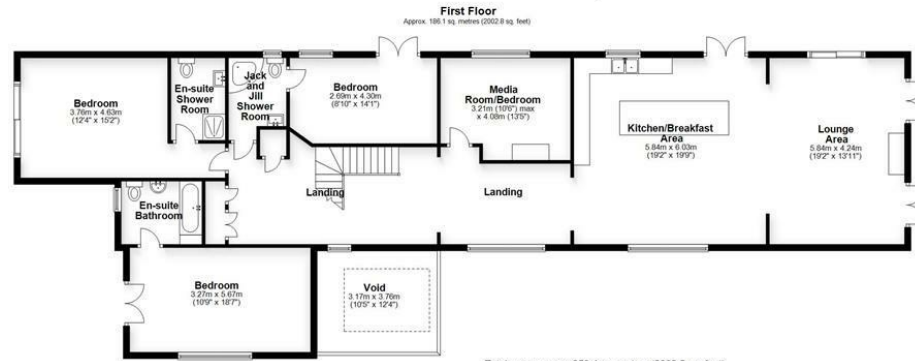
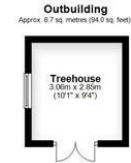
The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities. Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.







Total area: approx. 359.4 sq. metres (3868.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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