

FOR SALE

Chine, Clifton Road, Lower  
Parkstone, Poole, Dorset BH14 9PP



PHILIPPA SOLE



£1,325,000

—  
Outstanding new detached house  
with 10 yr structural warranty

4 double bedrooms (2 ensuite) plus  
additional bathroom

Contemporary interior with high  
specifications throughout

Bespoke Leicht kitchen with  
separate pantry / utility room

Good size rear garden with large  
sun terrace

Integral garage & generous  
driveway

TOTAL AREA: 2,273 SQ.FT (GF -  
1318 sq.ft / 122.45 sq.m. FF - 955sq.ft /  
88.75 sq.m)

Council tax band G £3579.59  
Freehold

## About this property

This beautifully crafted 2,200 sq.ft new build home offers 4 bedrooms and 3 bathrooms, ideal for a sophisticated modern lifestyle. Nestled on the highly desirable Clifton Road, a secluded and elevated leafy no-through road partially hidden among the trees and sought-after by families, this stunning new home exudes quality and sophistication. The property seamlessly blends a classic exterior with a contemporary interior, featuring four bedrooms, three bathrooms, landscaped garden and sleek high-specification LEICHT kitchen. Viewing is essential to fully appreciate the exquisite finish, build quality, and the outstanding lifestyle this property offers.

This property is one of two brand new homes crafted by Coane Construction, located on one of the area's most prestigious no-through roads. These homes feature traditional architecture paired with beautifully appointed contemporary interiors. Rare for their two-storey design and level, family-friendly gardens, they are sure to appeal to many. The house spans over 2,200 square feet and is designed with an open-plan lifestyle room that seamlessly integrates the kitchen, informal dining, and relaxed living areas, enhanced by a small split level. Upstairs, there are four double bedrooms and three bathrooms, with the principal bedroom also featuring a dressing area. The home includes a 10-year structural warranty and boasts a high-end specification with a luxury Leicht kitchen, complete with a centre island, breakfast bar, Siemens appliances, combi-microwave/oven, Quooker hot tap, quartz countertops, zoned underfloor heating, a 4KW solar system, and LED lighting throughout. The front of the property offers a generous driveway, while the rear garden features a level lawn and a private sun terrace.

## Location

Located in Lower Parkstone, on the borders of Penn Hill and Canford Cliffs, this home is ideally positioned for family living. It lies within the catchment of oversubscribed schools and provides easy access to the renowned Blue Flag beaches, celebrated for their warm temperatures and breathtaking views of the Isle of Wight and Purbeck Hills. At the end of the road, a picturesque wooded walkway is a pleasant shortcut to the celebrated Parkstone Golf Course, while popular Penn Hill Village, with its selection of shops, restaurants, and bars, is just a short stroll away. The Bournemouth Wessex Way is close by, providing direct road access to the M27 / M3 motorway, making the London Transport Network just a 1 hour 30 minutes commute. Main train routes from Poole, Parkstone, or Branksome stations offers direct journey to London Waterloo in approx. 2 hrs. Viewing is essential to fully appreciate the exquisite finish, build quality, and the outstanding lifestyle this property offers.

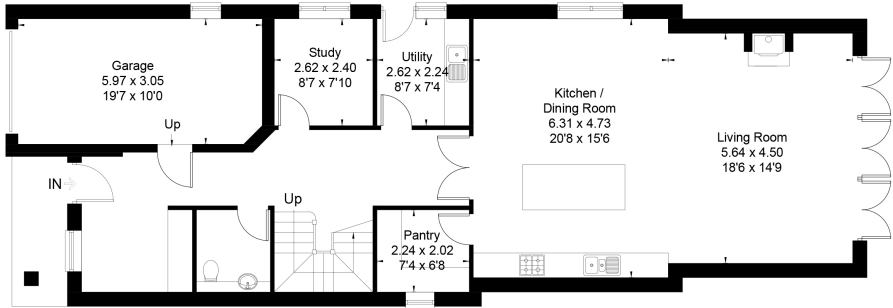
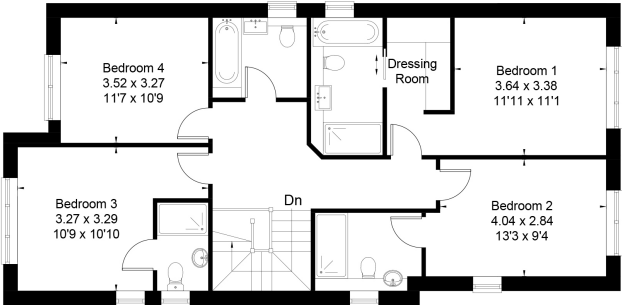









Approximate Floor Area = 214.6 sq m / 2310 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			


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