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Treetops, 45A Clifton Road, Poole - BH14 9PW
£1,795,000

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Discreetly set behind electric gates at the end of a peaceful, south-facing cul-de-sac, this architect-designed four bedroom home offers refined living in one of Lower Parkstone's most exclusive locations.

Thoughtfully designed to maximise light and space, the home centres around a stunning open-plan kitchen/living/day room with double-height ceilings, full height glazing, and direct access to a level, south-facing garden, ideal for modern family life and entertaining. The high-spec German kitchen features a central island, Siemens appliances including integrated coffee machine and warming drawers, Quooker tap and a remote gas fire, complemented by remote external sun blinds, underfloor heating, and Sonos sound system.

- Stunning, four bedroom contemporary home
- Panoramic coastal views
- Expansive open-plan kitchen/living/day room
- Luxurious air-conditioned top-floor principal suite
- Large en-suite guest room
- South-facing landscaped garden with level lawn
- Bespoke walnut and glass staircase
- Smart home features
- Dedicated study and utility room
- Off-road parking for multiple cars, electric gates
- Sq.ft 3618
- Freehold
- Council Tax Band G: £3,758
- EPC Rating: B

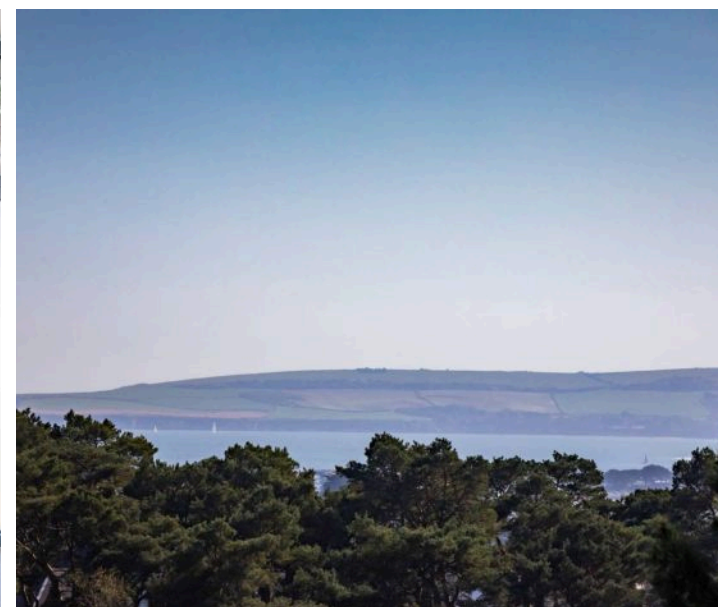


The ground floor includes a study, utility room with a full-height larder fridge, and an integral garage currently arranged as a gym. Upstairs, three spacious double bedrooms including a guest suite and a separate sitting room opening onto a beautifully landscaped terrace with an intelligent awning. The top floor is dedicated to a luxurious air conditioned principal suite with dressing room, spa-style en-suite, private terrace, and panoramic views across Parkstone Golf Course to Poole Harbour and Sandbanks. A Comms cabinet housing full-fibre broadband, smart heating control, 3 zone Sonos sound system and Cat 5 wiring to most rooms ensures comfort and connectivity throughout.

The landscaped, multi-tiered garden includes multiple entertaining areas, a summer house, and storage, all designed for relaxed outdoor living.

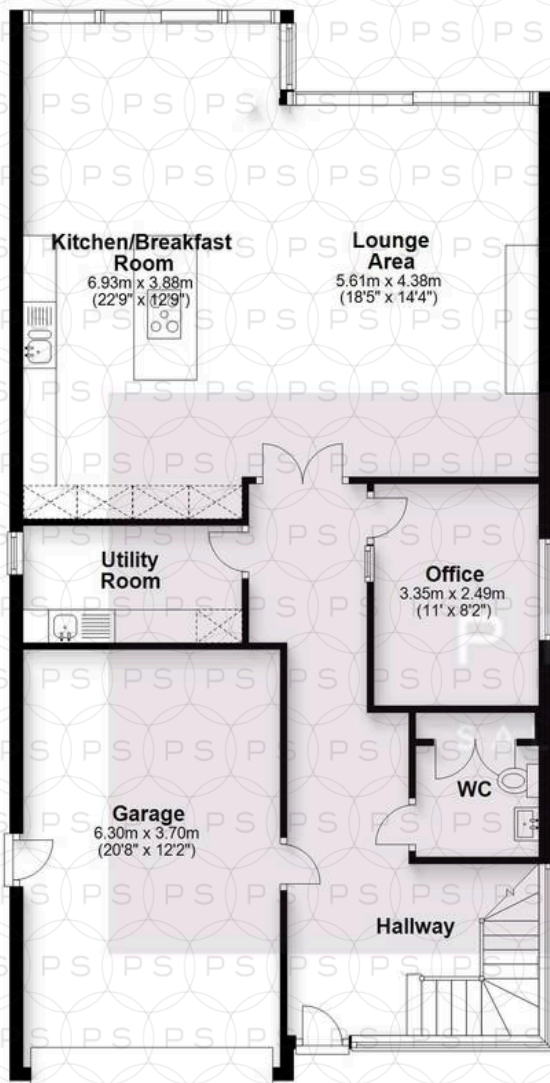
Location:

Situated in one of the South Coast's most desirable enclaves, this home enjoys a combination of tranquility and convenience. Just moments from the Parkstone Golf Course, it is surrounded by scenic woodland paths and coastal viewpoints. Footpaths provide easy access to Links Road, and nearby villages of Penn Hill and Canford Cliffs offer a vibrant selection of cafés, restaurants, and boutiques. Parkstone Station provides direct train services to London Waterloo in around two hours. With Poole Harbour, Sandbanks beach, and prestigious schools all within easy reach, this location offers an exceptional lifestyle for those seeking both natural beauty and everyday connectivity.



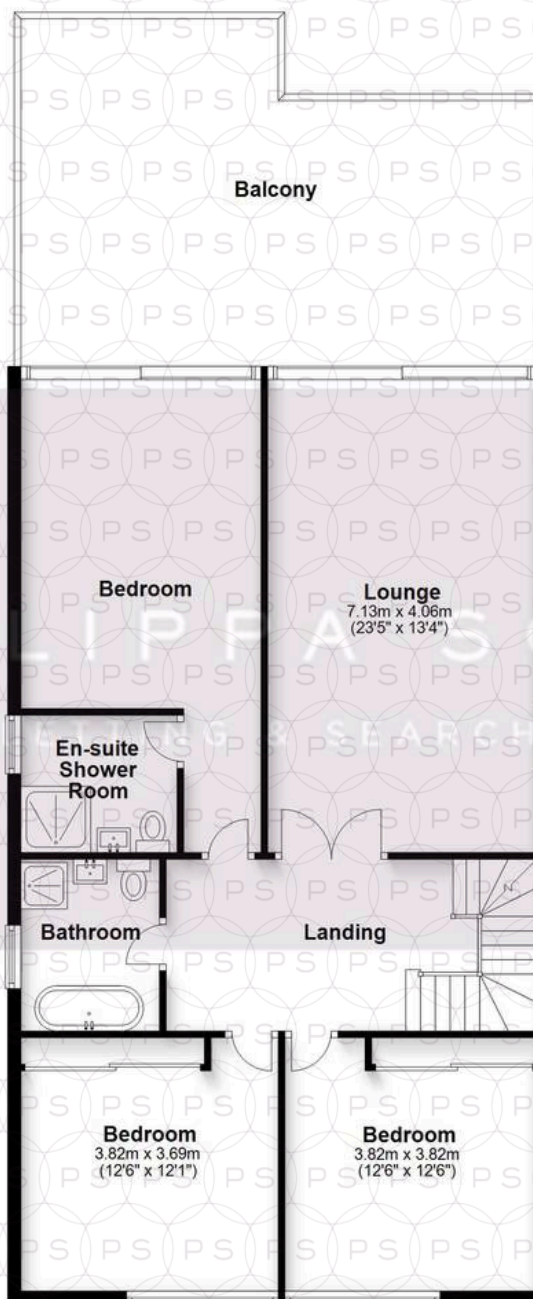
Ground Floor

Approx. 115.2 sq. metres (1240.1 sq. feet)



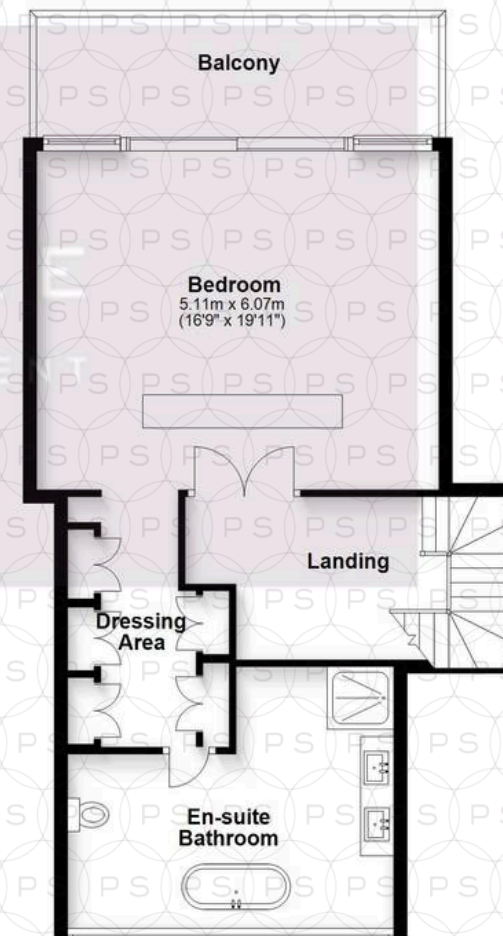
First Floor

Approx. 141.9 sq. metres (1527.7 sq. feet)



Second Floor

Approx. 79.0 sq. metres (850.5 sq. feet)



Total area: approx. 336.2 sq. metres (3618.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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