

Clifton Road | Lower Parkstone | Poole | BH14 9PP

£1,195,000

BEEZUMS



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- **3,637 SQ FT**
- **WALKING DISTANCE TO PENN HILL**
- **GATED DRIVEWAY & GARAGE**
- **IMMACULATELY PRESENTED**
- **QUIET LOCATION**
- **VERSATILE ACCOMMODATION**
- **STUNNING VIEWS**
- **CONTROL4 SMART HOME SYSTEM**

QUIET CUL-DE-SAC LOCATION. A stunning 3,637 SQ FT, CONTEMPORARY four-bedroom detached home boasting TREETOP VIEWS in the heart of Lower Parkstone.

Featuring four spacious reception rooms and located CLOSE TO LOCAL AMENITIES, this exceptional property offers the perfect blend of modern style and convenience.



















Set at the head of a quiet cul-de-sac, this exceptional 3,637 sq ft residence offers stylish, flexible accommodation against a tranquil, leafy backdrop with stunning elevated views over Lower Parkstone.

The property is approached via a private gate and a block-paved driveway, providing parking for several vehicles and access to an integral double garage equipped with an EV charging point. Inside, a welcoming entrance hall with ample storage and an attractive staircase leads to the main living areas.

A standout feature of the home is the open-plan contemporary kitchen and living space, which overlooks the woods and features bi-fold doors opening onto a full-width balcony. The kitchen is beautifully designed with fully integrated appliances and a feature island with a bespoke dining table. The adjoining lounge area is well-zoned with plush carpeting, a wood-burning hearth, and a fitted media centre.

The lower floor is designed for leisure and productivity, hosting two spacious reception rooms. One serves as an impressive entertainment hub, featuring a 3D HD projector, ten-speaker surround sound system, and access to a large, semi-enclosed balcony. This level also includes a substantial home office tailored for remote work with high-speed internet, a dedicated home gym, a modern shower room, and a practical utility room with garden access.

The first floor accommodates three generous double bedrooms. The second bedroom serves as a secondary suite, complete with a private balcony, a walk-in wardrobe, and a luxury en-suite featuring a freestanding bath and separate shower. Bedroom three benefits from its own en-suite shower room, while bedroom four has use of the stylish family bathroom.

The top floor is dedicated entirely to the main bedroom suite. This beautiful space features vaulted ceilings, a bespoke dressing room, and an en-suite shower room offering glimpses of the harbour.

Outside, the landscaped rear garden combines patio, decking, and lawn areas, all framed by tropical planting and feature outdoor lighting. For effortless modern living, a comprehensive Control4 system manages the home media, CCTV, heating, and lighting.

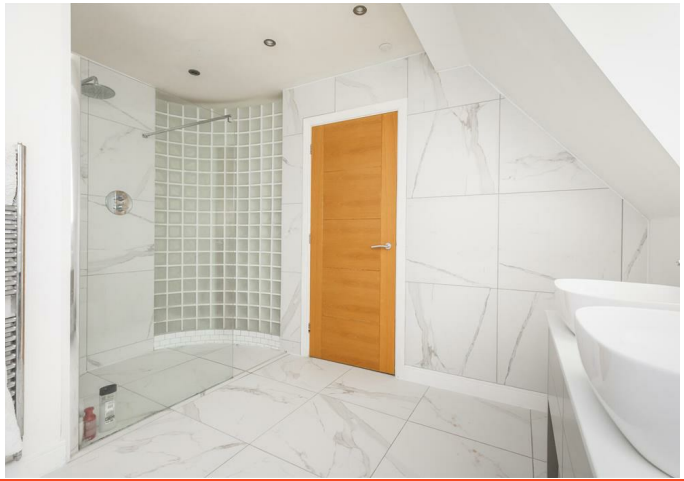
Perfectly situated, Clifton Road offers a peaceful retreat with a hidden woodland path just opposite the property—ideal for dog walking or taking a shortcut to the prestigious Parkstone Golf Club.











Perfectly situated on the highly sought-after Clifton Road, in the heart of Lower Parkstone, blending coastal convenience with vibrant village charm. Located close to the region's world-famous, award-winning Blue Flag beaches, which stretch beautifully from Bournemouth to Sandbanks and offer panoramic views of the Purbeck Hills and the Isle of Wight.

Penn Hill Village is just a short stroll away, featuring an eclectic mix of independent boutiques, popular bakeries, trendy bistro bars, and acclaimed restaurants. The area is celebrated for its relaxed community atmosphere and stylish dining spots, making it a favourite destination for locals.

For outdoor enthusiasts, the nearby Whitecliff Park offers idyllic harbourside walks that lead directly to Poole Harbour, a premier destination for boating and water sports. For more extensive retail therapy and entertainment, the diverse town centres of both Poole and Bournemouth are just a short drive away.

Transport links from Clifton Road are exceptional, with Parkstone mainline station nearby offering direct rail services to Southampton and London. For drivers, the A338 (Wessex Way) is just two miles away, linking directly to the M27 and putting London within a 90-minute commute, while Bournemouth Airport and the Poole Ferry Terminal provide easy travel to international destinations and mainland Europe.

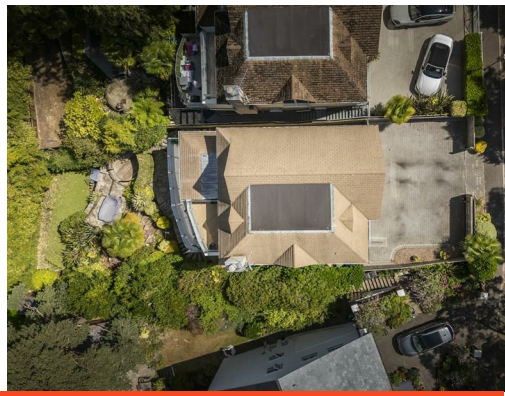


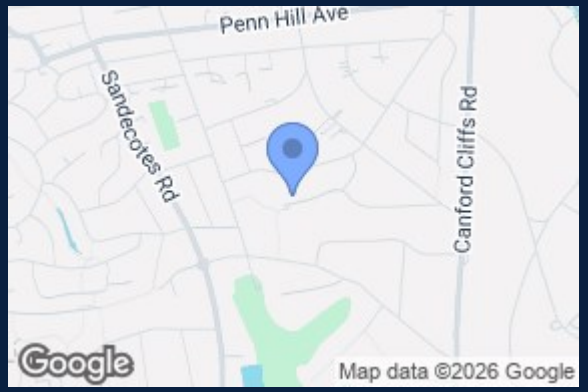














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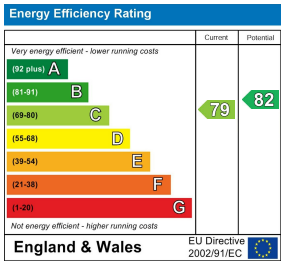


Approximate Floor Area = 337.9 sq m / 3637 sq ft

This floor plan has been drawn for illustrative purposes only and all measurements, including floor area are approximate.

Council Tax Band G

EPC Rating C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.