

Luxury+Prestige

40 CLIFTON ROAD

LOWER PARKSTONE, POOLE, BH14 9PP















TAKE A STEP INSIDE



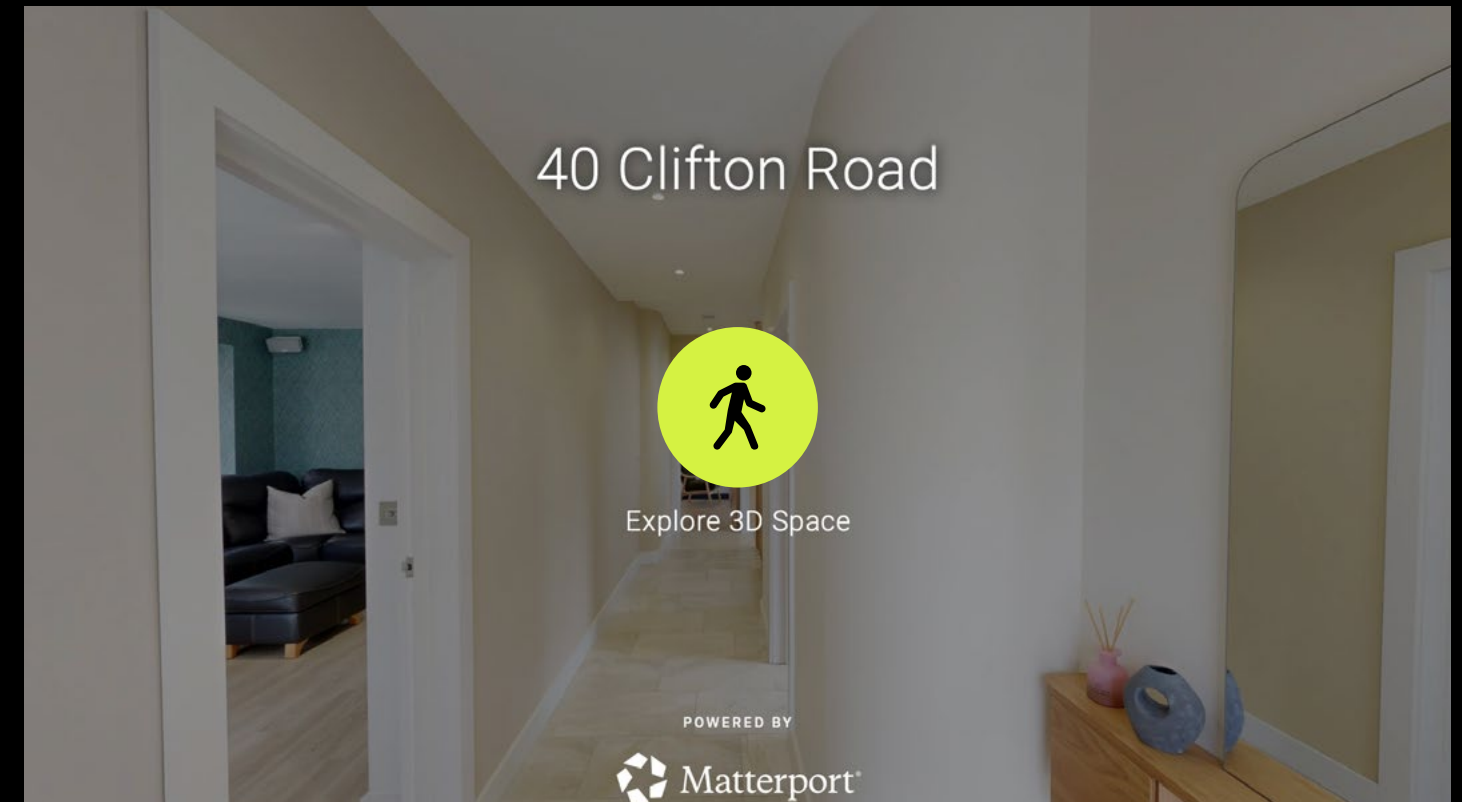
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.



If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.



This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Floorplan

40 Clifton Road, Lower Parkstone
Poole, BH14 9PP

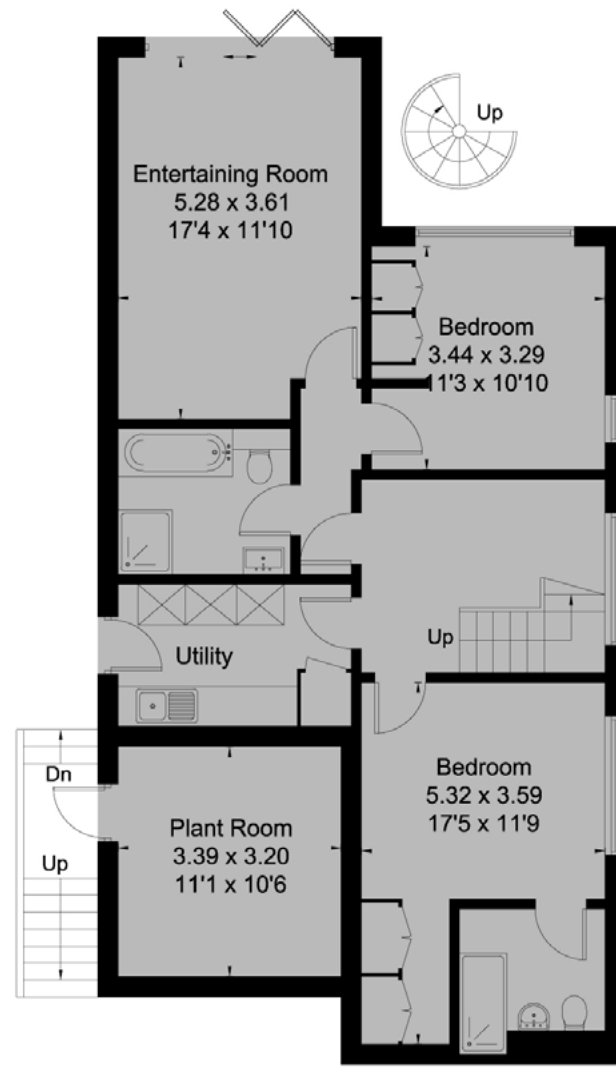
GROSS INTERNAL AREA

House: : 2,956 sq. ft / 275 m²

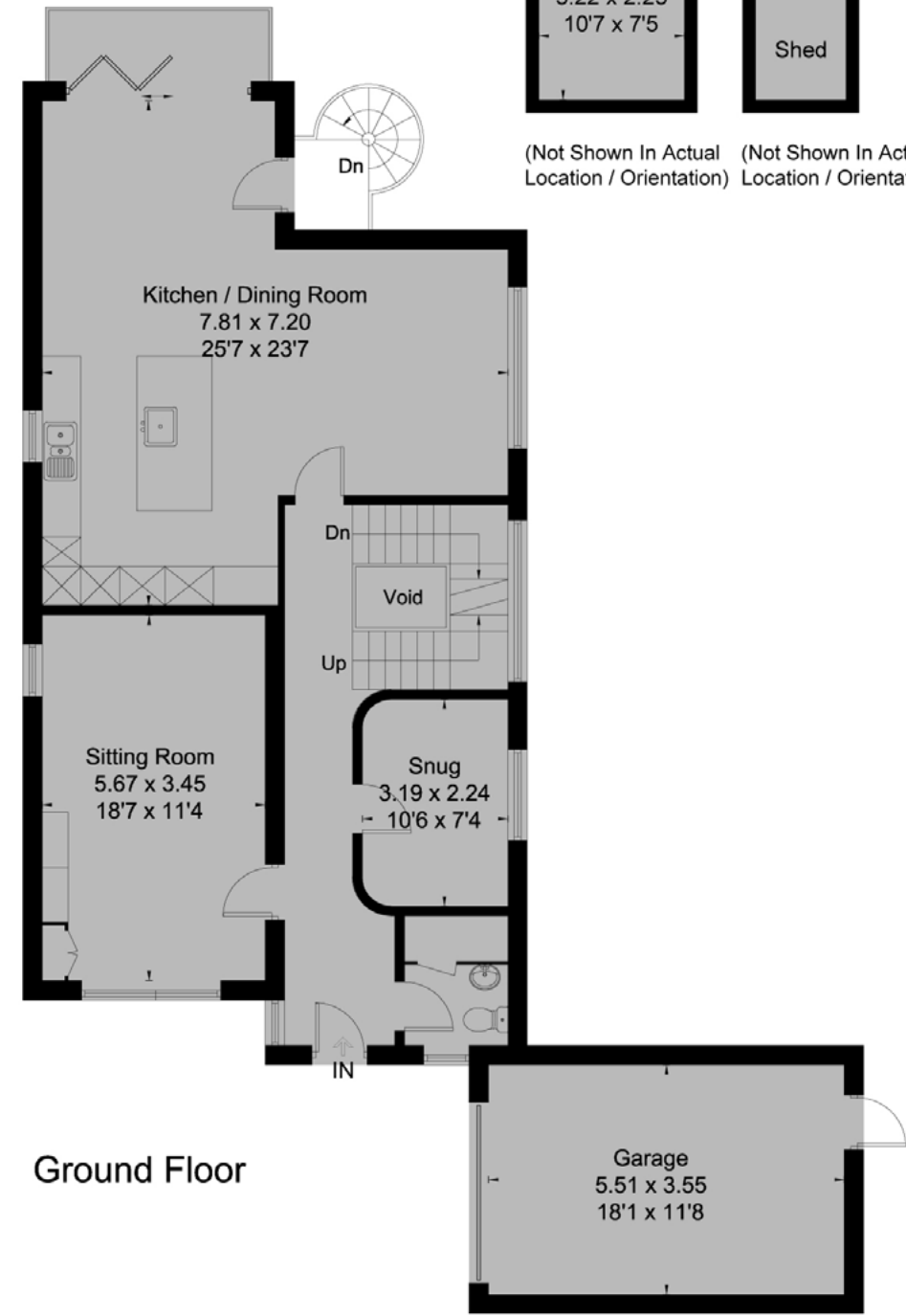
Garage: 211 sq. ft / 20 m²

Total: 3,167 sq. ft / 294 m²

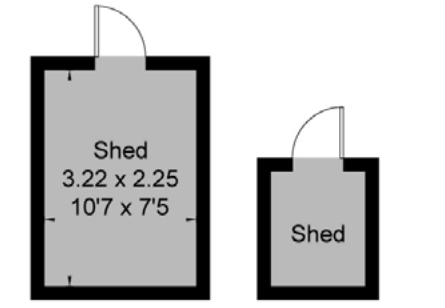
Sizes and dimensions are approximate, actual may vary.



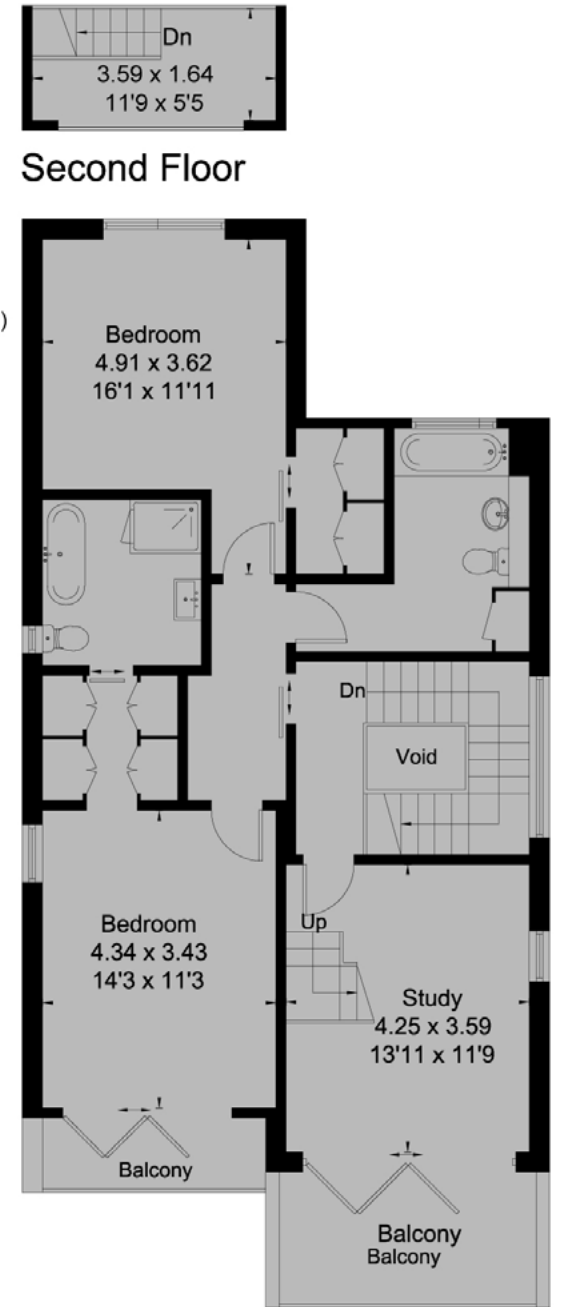
Lower Ground Floor



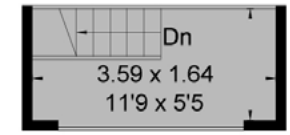
Ground Floor



(Not Shown In Actual Location / Orientation) (Not Shown In Actual Location / Orientation)



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107176

Summary

Situated on the highly sought after Clifton Road, this exceptional detached residence was originally constructed by a developer for his own occupation, resulting in a thoughtfully designed and high-quality home extending to just over 3,150 sq ft.

The accommodation is both versatile and impressive, featuring four generously sized bedrooms and four well-appointed bathrooms. At the heart of the home lies a stunning kitchen/diner, complete with a luxury contemporary finish, central island with breakfast bar, and bi-fold doors opening onto a dedicated balcony—perfect for entertaining or enjoying elevated garden views.

Additional living spaces include a formal sitting room, cosy snug, and a superb ground floor entertaining room with direct access to the lower garden. A standout feature is the striking study, boasting a vaulted ceiling and mezzanine level, creating a unique and inspiring workspace.

Externally, the property offers a 5.5m garage, secure driveway, and beautifully arranged gardens with a large space and lawn. Presented in stylish order throughout, this is a rare opportunity in a prime location.

Details

Guide Price: £1,250,000

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.

Local Authority: BCP Council

Council Tax: Band G
2026/2027 £3,999.98pa***

*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Prime Clifton Road location
- + Five bedrooms, four bathrooms
- + Open plan kitchen / living space
- + Balconies to front and rear
- + Seperate living room
- + Snug / media room
- + Landscaped garden
- + Security gates and parking
- + Garage and EV charger
- + No forward chain

Our team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@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:	1172
Published:	May 2026



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