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ESTATE & LETTING AGENTS

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EST. 1985

**48 Constitution Hill Road, Lower Parkstone, Poole, BH14 0QD**

Guide Price **£925,000**





## 48 Constitution Hill Road

Lower Parkstone, Poole

An exceptional detached family residence, ideally positioned within walking distance of the ever-popular Ashley Cross. This impressive home has been extensively remodelled by the current owners to create over 3,000 sq ft of beautifully presented accommodation arranged across three thoughtfully designed floors.

The property is entered via a striking and spacious reception hallway, setting an immediate sense of grandeur, with staircases leading to both the upper and lower levels. The ground floor offers superb living and entertaining space, including a large open-plan kitchen/breakfast room, a separate utility room, and an elegant living room enjoying views over the rear garden.

The first floor provides four generous double bedrooms, two of which benefit from luxurious en-suite facilities, complemented by a stylish family bathroom.

The lower level adds excellent versatility, comprising a substantial games room, a study, and a cloakroom. This floor offers fantastic potential to be converted into a self-contained apartment or annexe, ideal for extended family or dependent relatives.

Externally, the front of the property is attractively landscaped, featuring a gated in-and-out driveway and access to a spacious garage.

A further driveway leads to the rear, providing secure parking for a small motorhome or boat. The rear garden is a true highlight, private, tranquil, and surrounded by mature trees, creating a peaceful retreat with multiple seating areas and access to an additional large garage/workshop.

Further benefits include double glazing, central heating, and air-conditioning units fitted to five rooms, ensuring year-round comfort throughout this outstanding home.

- Stunning Luxury Family Home
- Set Over Three Floors & Offering Over 3,000 Sq Ft Of Accommodation
- Five Double Bedrooms (Two With En-Suites)
- Wonderful Kitchen/Breakfast Room
- Remarkable Games Room
- Two Garages & In and Out Gated Driveway
- View Our Video Tour
- Visit instagram, Facebook & YouTube:  
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Lower Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast.

At the heart of Lower Parkstone lies Ashley Cross, a lively and fashionable hub filled with boutique shops, artisan cafés, stylish restaurants, and cosy pubs.

The area has a strong village-like feel and hosts regular markets and community events, enhancing its friendly and sociable atmosphere.

The suburb features a mix of Victorian and Edwardian homes, modern flats, and spacious family houses set among tree-lined streets and green open spaces.

Reputable schools, including Parkstone Grammar School, add to the area's appeal for families. With a strong sense of community, beautiful surroundings, and a dynamic local culture, Parkstone offers a balanced lifestyle where coastal charm meets urban convenience.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C













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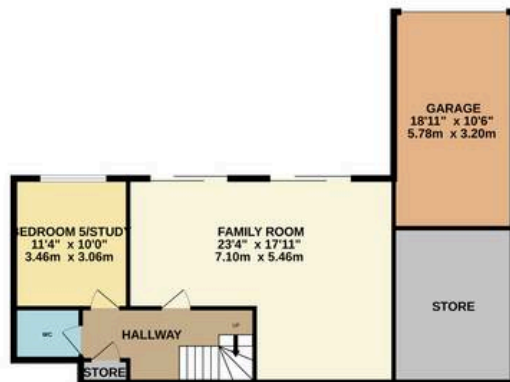








LOWER GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



GROUND FLOOR  
1096 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2871 sq.ft. (266.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Athertons Estate Agents

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