

Luxury+Prestige

37 ALTON ROAD

LOWER PARKSTONE, POOLE, BH14 8SW



















TAKE A STEP INSIDE



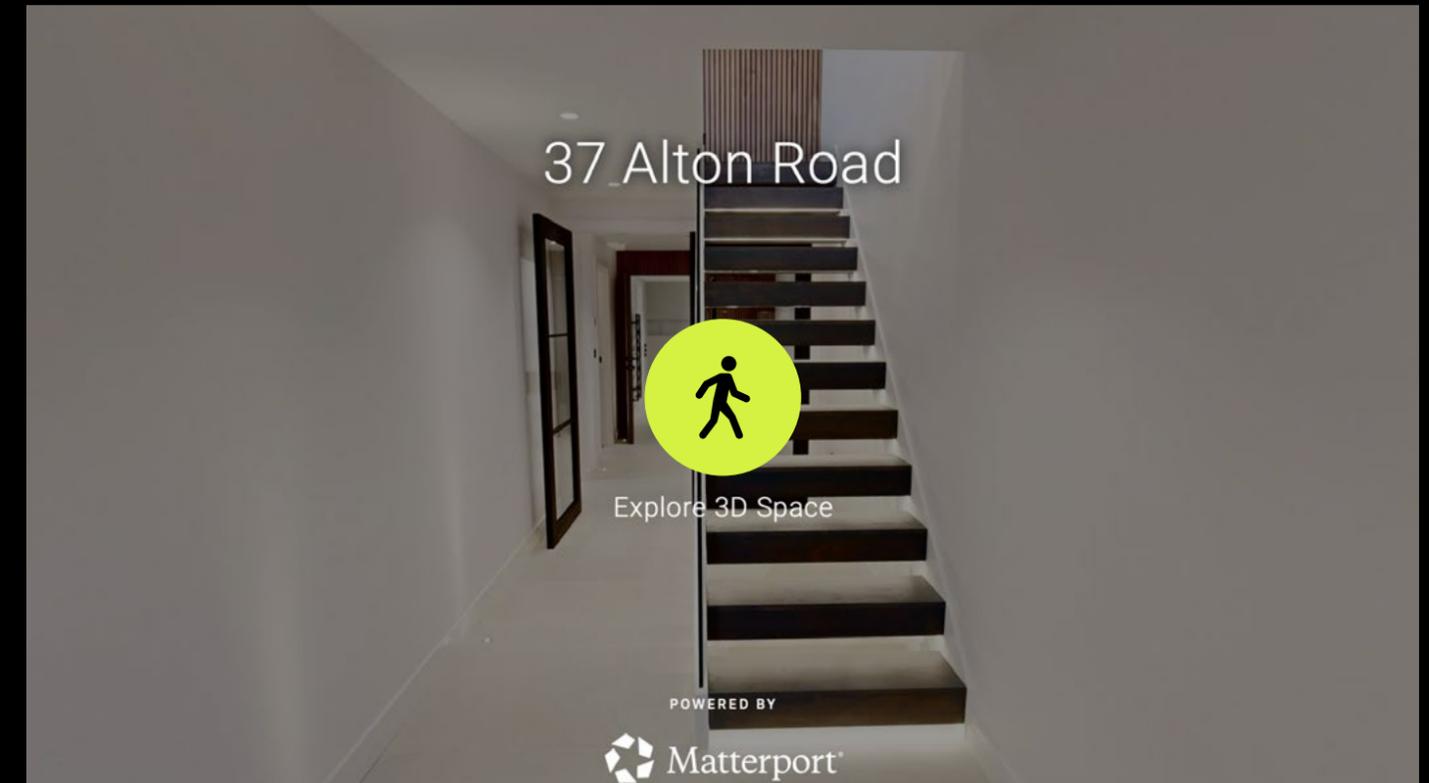
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

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.

 **Matterport™**

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

37 Alton Road, Lower Parkstone,
Poole, BH14 8SW

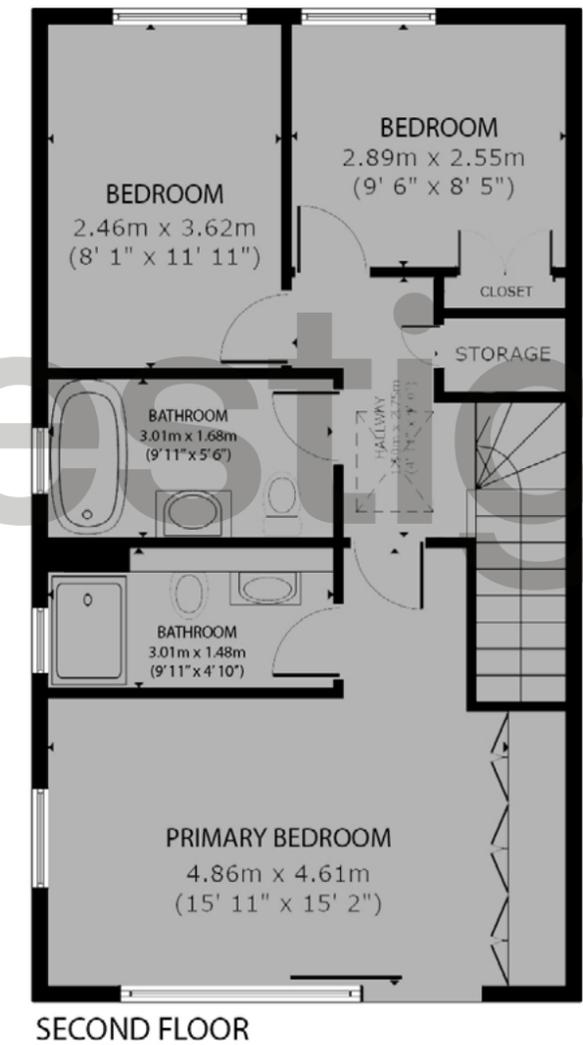
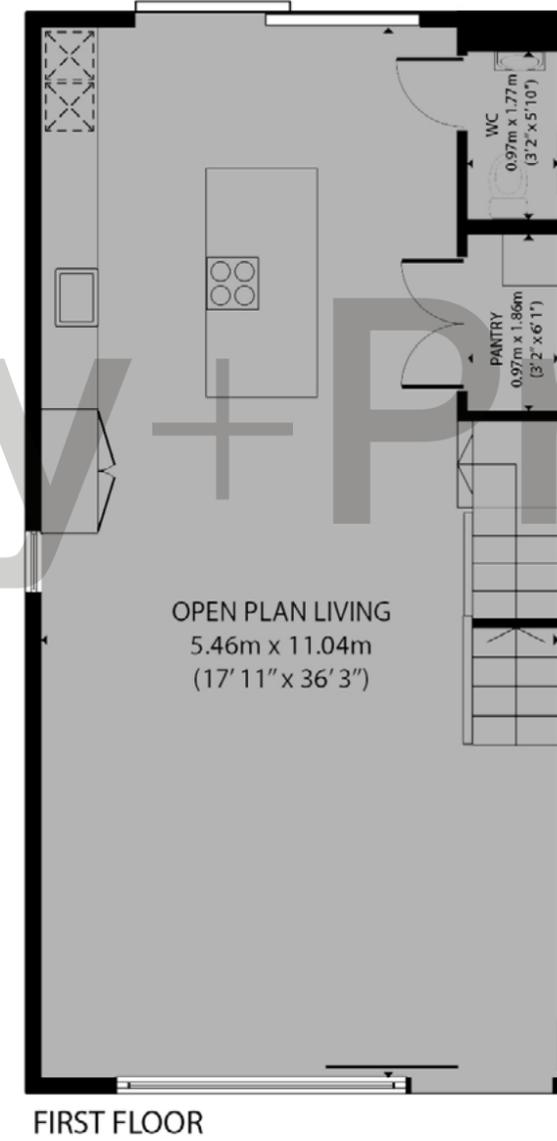
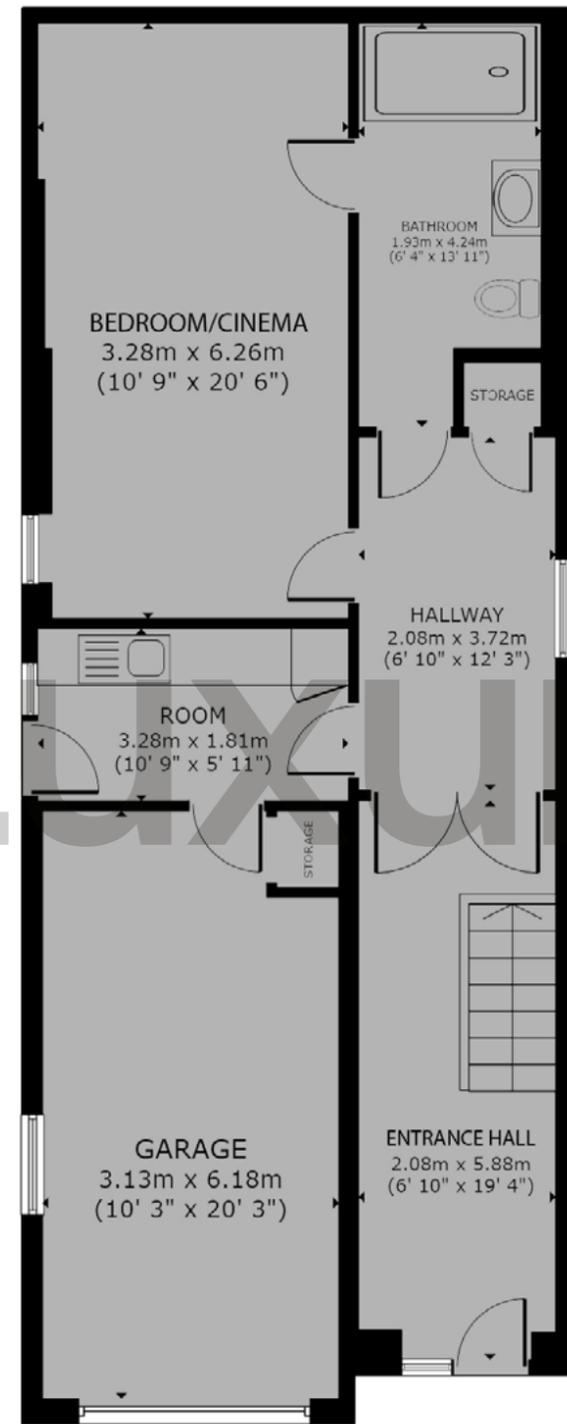
GROSS INTERNAL AREA

House:

Ground Floor: 622 sq. ft / 58 m²
First Floor: 646 sq. ft / 60 m²
Second Floor: 594 sq. ft / 55 m²
Garage: 201 sq. ft / 19 m²

Overall Total: 2,063 sq. ft / 192 m²

Sizes and dimensions are approximate, actual may vary.



Summary

An exceptional example of contemporary design, this recently constructed residence has been built to a striking design by Dot Architecture.

Extending to just over 2,050 square feet and arranged across three beautifully planned floors, the property offers thoughtfully curated living space with outstanding attention to detail throughout. The top floor provides three bedrooms and two luxurious bathrooms, creating a well-balanced and private family level. The middle floor is dedicated to an impressive 36 foot open plan living space ideal for entertaining and modern living with seamlessly combining kitchen, dining and reception areas beneath clean architectural lines. On the ground floor, a stunning bedroom suite offers versatility, perfectly suited for guests, multigenerational living, or a private workspace. The reception hall makes an immediate statement, featuring a bespoke staircase with illuminated treads and an inner lobby set behind double doors, offering excellent potential for a dedicated study area. Decorative finishes throughout are of an exceptional standard, enhanced by a beautifully designed programmable lighting system serving the principal rooms and exterior. The contemporary kitchen centres around a substantial island with breakfast bar and integrated wine fridge, complemented by a full suite of high-end appliances. A cleverly concealed utility and pantry space maintains the home's sleek, uninterrupted aesthetic. The specification is equally impressive, including underfloor heating throughout, ten photovoltaic roof panels, and an air source heat pump — delivering both comfort and energy efficiency. To the rear, a compact yet highly functional garden features a private sun terrace and low-maintenance synthetic lawn, providing an ideal outdoor retreat. This is a home designed for those who value architectural integrity, intelligent planning, and refined contemporary living.

Details

Guide Price: £1,095,000

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.

Stamp Duty: Main Home £53,250**
Additional Home £108,000**
** based on guide price

Local Authority: BCP Council

Council Tax: Band G
2025/2026 £3,758.23pa***
*** Amount shown is for a main home, please seek advice for additional home.

Services: Mains gas, electricity, water and drainage

Key features

- + Recently constructed detached home
- + Highly contemporary
- + Just over 2,050 square feet
- + Beautiful interior finishes
- + Stunning lighting design
- + Open plan living
- + Total of four bedrooms, three bathrooms
- + Bedroom 4 / media room
- + Low maintenance garden
- + Large driveway

Our team



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