



PS

70 St. Osmunds Road, Poole - BH14 9JX

In Excess of £1,000,000

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70 St. Osmunds Road

Lower Parkstone, Poole

Positioned on a well regarded residential road in Lower Parkstone, this detached house has been carefully extended to more than 1,560 sq.ft to create a balanced family home with a clear emphasis on light and connection to the garden.

- Stunningly presented with charming modern interiors including Crittall doors, decorative panelling and shutters
- Extended kitchen / dining / living space with pretty Herringbone flooring
- Bi-fold doors seamlessly open onto a fabulous alfresco terrace
- South west facing landscaped garden with retractable sun awning
- Premium composite deck outside terrace with zoned seating / entertaining & planting for a true alfresco lifestyle
- Handmade kitchen with central island & breakfast seating
- Separate lounge area & additional living room
- Elegant four bedrooms, two bathrooms detached family home
- Entrance hall with stylish panelling cloakroom & utility storage
- Detached garage & generous driveway parking with EV charging point
- Planning permitted for side extension incorporating garage into living area
- Less than 200m from Parkstone Golf Course
- Circa 1km from both Ashley Cross & Penn Hill villages
- Internal Floor Space 1,567 sq.ft.
- Freehold
- Council Tax Band E: £2,933.31
- EPC Rating: D



ABOUT THE PROPERTY:

The welcoming entrance hall greets you with light decorative panelling and provides access to all principal ground floor rooms, with a cloakroom and utility cupboard positioned off the main space. The main living area is at the rear of the property where the house opens into a full width stylish kitchen/dining/living space. The kitchen is arranged around a central island with breakfast seating and finished with quartz worktops. Pretty Herringbone flooring runs throughout, continuing across the full depth of the space. A relaxed seating area is positioned alongside a brick feature wall with a cosy log burner, creating a defined section within the larger open plan room. Bi fold doors open directly onto the garden terrace. Crittall style glazed doors lead through to a sitting room at the front of the house, allowing separation without losing light, and is fitted with attractive plantation shutters.

Upstairs, four bedrooms are arranged from the landing. The principal and second bedrooms are both well proportioned with fitted storage. The remaining rooms provide flexibility for family use or working from home. Two stylish bathrooms serve the first floor, both finished with modern fittings and clean detailing.

OUTSIDE:

A large west facing terrace sits flush with the kitchen via bi-fold doors and is covered with a custom fitted retractable sun awning, creating a premium outdoor reception space perfect for entertaining. Steps lead down to a level lawn bordered by planted beds and established shrubs. Additional seating zones are created using quality composite deck, including a hot tub area. A detached garage sits to the side, with power and light. Planning has been granted for a ground floor side extension to incorporate the garage into the main living area. The front driveway provides plenty of off road parking.

LOCATION:

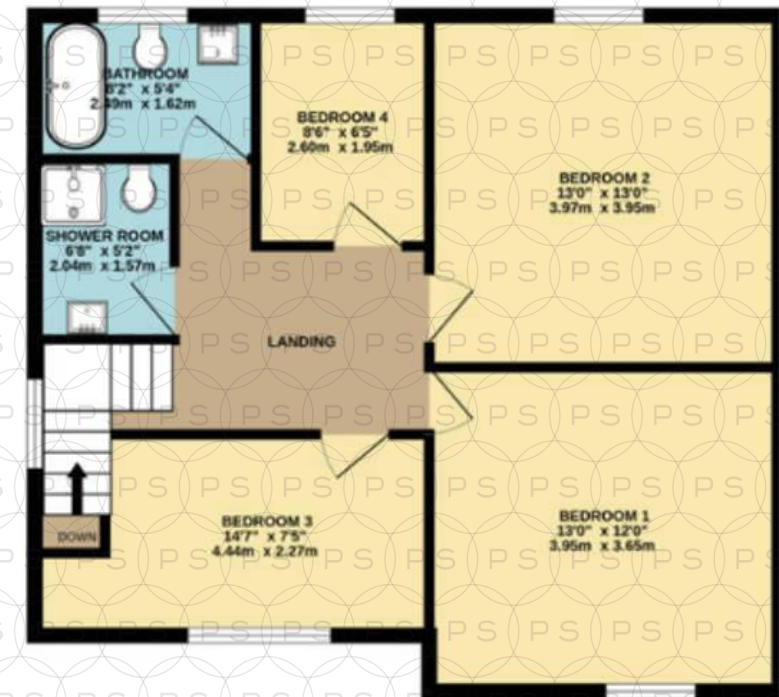
Less than 200m from champion Parkstone Golf Club and approx. 1 km from both Ashley Cross and Penn Hill. Both offer a range of independent cafés, restaurants and day to day amenities. Branksome and Parkstone train stations provide direct routes into London Waterloo in approx. 2 hours. The coastline at Branksome Chine and Sandbanks is within a short drive, offering access to beaches and open water. Local schooling is well regarded, with both state and independent options nearby.



Ground Floor



First Floor



Total Floor Area = 145.5 sq m / 1567 sq ft
 Ground Floor = 84.4 sq m / 908 sq ft
 First Floor = 61.2 sq m / 658 sq ft



Philippa Sole Ltd

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