

PS



95 Compton Avenue, Lower Parkstone, Poole - BH14 8PX

Guide Price £1,100,000



Compton Avenue

Lower Parkstone

Set behind electric gates on one of Lower Parkstone's most established residential roads, this contemporary detached home offers almost 2,000 sq.ft of well balanced accommodation arranged across three carefully planned floors. Built circa 2015, the house combines clean architectural lines with practical family living, creating a calm and light filled environment just 200 metres from Parkstone Golf Course and close to Ashley Cross and Penn Hill. Designed for modern lifestyles, the property centres around a sociable open plan living space with a seamless connection to the garden, making it equally suited to everyday family life and entertaining.

- Contemporary detached family home built circa 2015
- Almost 2,000 sq ft of accommodation
- Four bedrooms
- Three versatile reception areas
- Three bathrooms including two ensembles
- Open plan kitchen, dining and family room
- Underfloor heating throughout the ground floor
- Bi fold doors opening onto the garden
- Electric gated entrance
- Driveway parking for multiple vehicles
- Council Tax Band: G £3999.98
- EPC Rating: C
- Freehold



ABOUT THE PROPERTY:

A welcoming entrance hall introduces the house and establishes the sense of space to create a natural flow between living, dining and entertaining. At its centre is an impressive open plan kitchen, dining and family room where wide bi fold doors open directly onto the rear garden, extending the living space outdoors during the warmer months. Three separate reception areas provide flexibility for family life, whether used as a formal sitting room, home office, playroom or snug. The kitchen is arranged around an island incorporating an induction hob and concealed extractor with an adjoining utility room. The first floor is dedicated to the principal bedroom accommodation. The main suite offers a practical walk through dressing room and a luxurious ensuite shower room, creating a private retreat away from the main living areas. Two further double bedrooms are served by a beautifully appointed family bathroom. Occupying the entire second floor, the guest suite provides exceptional flexibility. Complete with its own ensuite shower room, this floor is ideal for visitors, older children, independent living arrangements or those requiring a private work from home environment.

OUTSIDE:

Electric gates open onto a generous block paved driveway providing off road parking for several vehicles. The rear garden has been designed with ease of maintenance and offers a paved seating area for outdoor dining, entertaining and family enjoyment. The direct connection from the kitchen and living space enhances everyday use.

LOCATION:

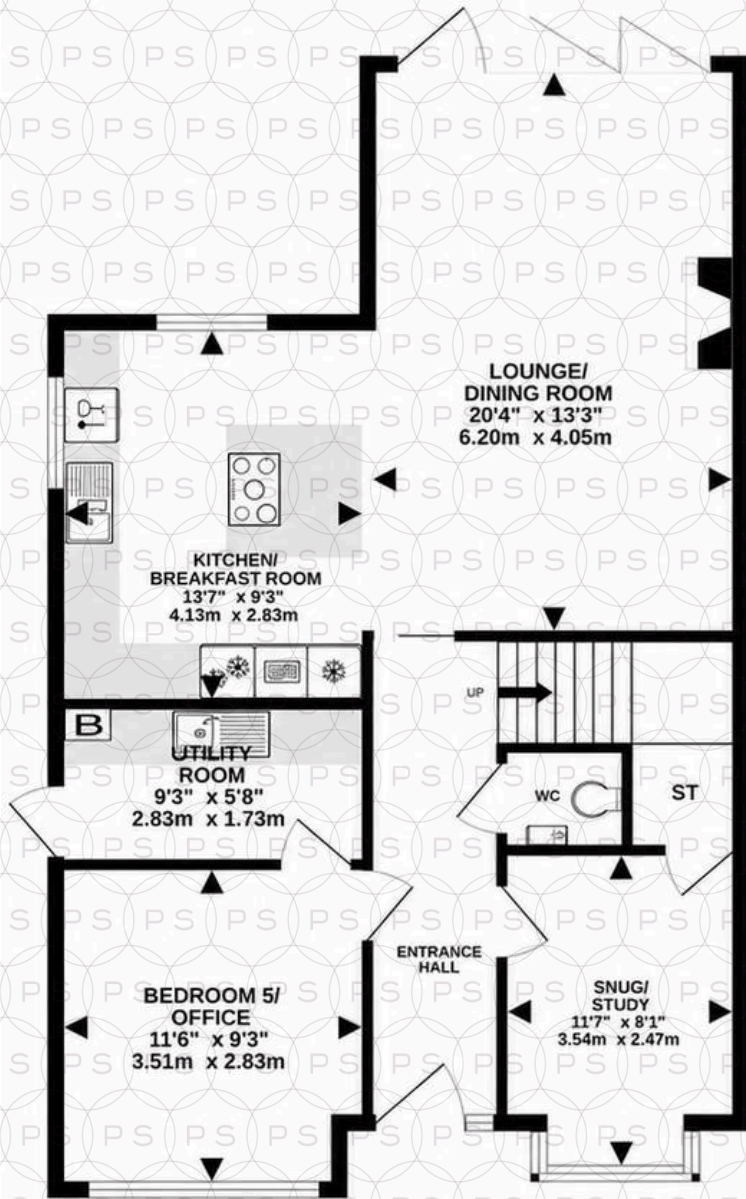
Parkstone Golf Course is just 200 metres away, offering one of the finest heathland golf courses in the country. The vibrant centres of Penn Hill and Ashley Cross provide an excellent selection of cafés, restaurants, bars and independent shops, while Salterns Marina is approx. one mile away for sailing enthusiasts and access to Poole Harbour. Award winning beaches at Sandbanks are within easy reach and Parkstone railway station offers direct services to London Waterloo in approx. two hours.



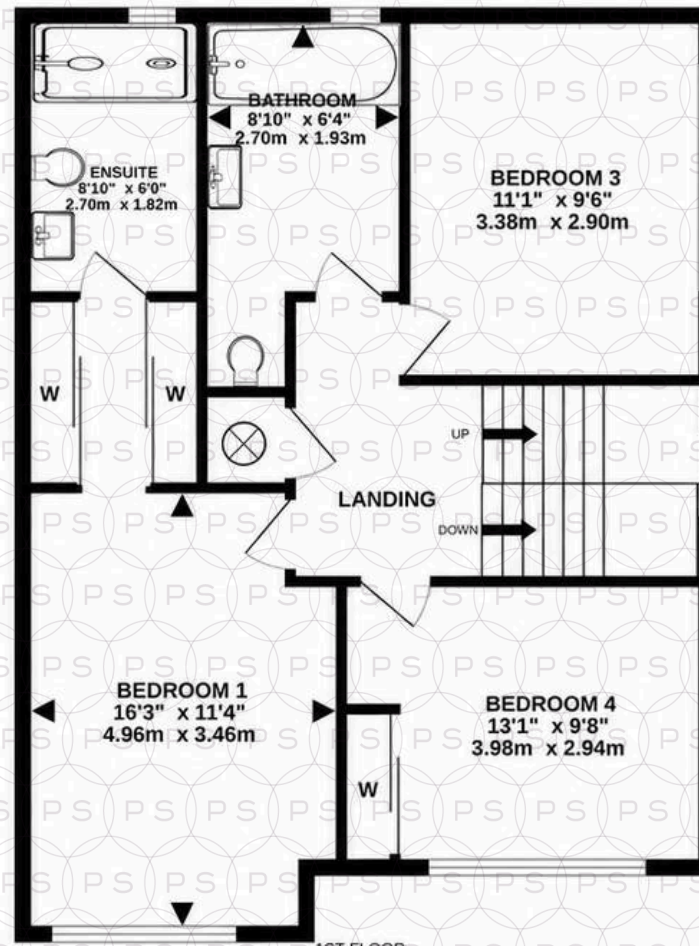


TOTAL FLOOR AREA : 1967 sq.ft. (182.8 sq.m.) approx.

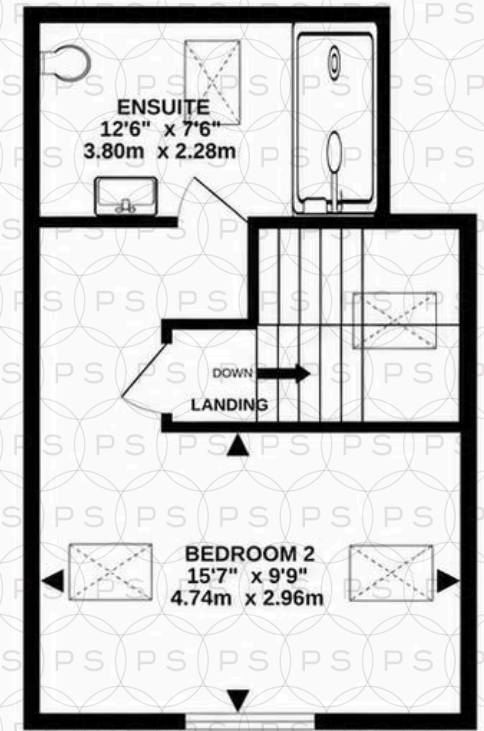
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GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



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