

Langdon Road, BH14



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ESTATE AGENTS

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# What it's got.

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Step inside this beautifully presented four-bedroom detached house and discover a thoughtfully extended family home, brimming with style, comfort, and versatility. Arranged over three spacious floors, the property boasts a tastefully decorated interior, blending contemporary flair with practical living.

The heart of the home is the impressive contemporary open plan kitchen, diner, and family room, designed for both relaxed family living and effortless entertaining, complete with sleek cabinetry, integrated appliances, large breakfast bar and ample space for dining and lounging. This rear extension enhances the sense of space, flooding the living area with natural light and offering flexibility for a growing family or those who love to host. A separate lounge can be found at the front with a feature bay window, ideal to retreat to in an evening.

Upstairs, you'll find three bedrooms with the master boasting wall to wall fitted wardrobes. A modern bathroom completes this level. Moving up to the top floor you will find a large master bedroom and modern shower room. Agents Note- This room could be converted into two bedrooms, if desired.

The south facing garden makes a great space for entertaining, BBQ'S and sunbathing with a large decked area and the remainder laid to lawn. There is a large garden office/room benefitting from light and power. To the front there is off road parking for three cars along with generous side access.

Located within the sought-after Courthill and Baden Powell school catchment, this home is ideal for families looking to secure an excellent education for their children. With local amenities, shops, and transport links all just a short stroll away, convenience is at your doorstep. Offered to the market with no forward chain, this is a rare opportunity to secure a move-in ready home in a prime location, perfect for modern family life.





## What the owner says.

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“We bought this home after getting to know the previous owners, who had raised their family in it for more than 20 years. Meeting them regularly and hearing the story of the house gave us a real sense of its warmth, its history, and the way it had been cherished as a true family home. The light, the thoughtful extensions, and the high-quality spaces immediately made it feel special. Since moving in, we’ve continued to add to the house and shape it around our own family life. It has been wonderfully functional, full of natural light, and perfectly placed just a short walk to the school and close to Alexandra Park. Leaving a home that has worked so brilliantly for us is bittersweet. We’ve loved living here and we know the next owners will too.”

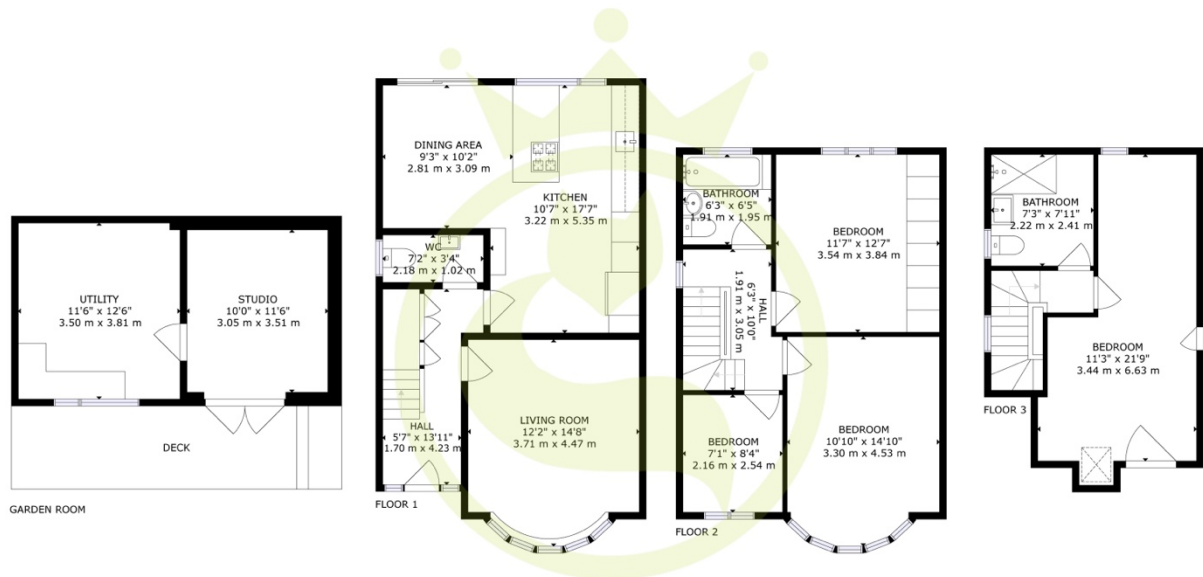


## Where it is.

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Langdon Road is an extremely popular location due to its proximity to the school. You can also easily walk to the local shops, bus stops and Alexandra Park. Poole and Bournemouth town centres and the award-winning beaches of Sandbanks are all a short drive away. Ashley Cross can be walked to with its independent shops, facilities, fashionable bars and bistros. Parkstone train station commutes directly to Southampton, Winchester and London.





GROSS INTERNAL AREA  
 FLOOR 1: 555 sq.ft, 52 m<sup>2</sup>, FLOOR 2: 477 sq.ft, 44 m<sup>2</sup>, FLOOR 3: 305 sq.ft, 28 m<sup>2</sup>  
 EXCLUDED AREAS: GARDEN ROOM: 264 sq.ft, 25 m<sup>2</sup>  
 TOTAL: 1337 sq.ft, 124 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- Approx 1337 Sq. Ft in accommodation
- Tastefully & stylishly decorated throughout
- Open plan kitchen/diner/family room
- Off road parking for 3 cars
- Close to amenities, transport links and schools
- Energy Rating D
- South facing garden with home office and utility/storage
- Good sized family home over three floors
- Courthill & Baden Powell school catchment
- No forward chain

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.