

Constitution Hill Road, BH14



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ESTATE AGENTS

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What it's got.

Welcome to a truly exceptional 'handsome' family home where style, comfort, and breathtaking views combine to create a unique living experience. Spanning an impressive 2,480 square feet of beautifully appointed accommodation, this versatile residence is spread across three thoughtfully designed floors, offering both flexibility and charm in abundance. From the moment you step inside, you'll be captivated by the grand entrance hallway where the natural light flows through. With original character features, the result is an inviting atmosphere throughout.

The heart of the home is a stunning open plan kitchen and dining area, perfect for family gatherings or entertaining friends, with seamless access to the garden that brings the outdoors in. The kitchen itself has been equipped with high-quality appliances and ample storage. A separate lounge off the kitchen provides a cosy retreat, complete with a working wood burner that promises warmth and ambience during the cooler months, making it the perfect spot to unwind after a busy day. On this level, you will find a generous ground floor bedroom with built in wardrobes and an en-suite, this room could be converted into a self-contained annexe by gaining direct access to the side of the property or you could create more living space if desired, ideal for multi-generational living or those seeking additional income opportunities. The layout is designed with modern family living in mind, featuring a practical utility room and a cloakroom for added convenience.

Moving upstairs via a solid wooden staircase you will find the master suite with walk in dress area and en-suite. There are three further double bedrooms one of which boasts a sun terrace with pleasant views and the main family bathroom completes this level. On the top floor, a generous bedroom with eaves storage occupies the entire space, offering stunning views across to Poole harbour and the Purbeck hills beyond. You could easily create an en-suite, if desired.

The southerly facing garden really sets this property off with a large lawned area, multiple storage sheds/ summer house and a large patio for entertaining, sunbathing and bbq's. A perfect area to unwind and relax during the warmer months of the year! Located in a sought-after area renowned for its excellent school catchment, this property offers the perfect balance of tranquillity and accessibility. Whether you're looking for a flexible family haven, a home with room to grow, or simply a place that offers both luxury and practicality, this property ticks every box and more. Don't miss your chance to make this exceptional house your forever home.



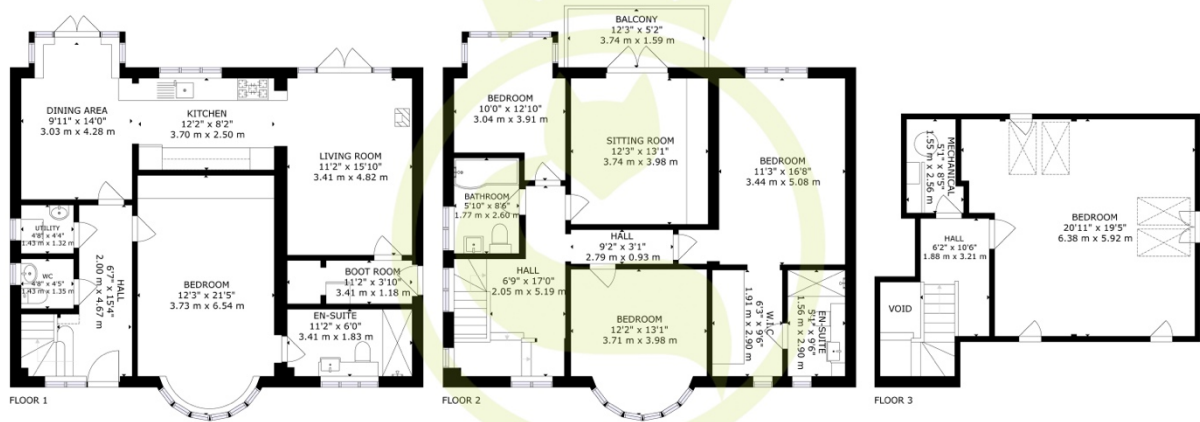


What the owner says.

“When we entered our new front door, we felt we had come home. The magnolia tree in the garden was in full blossom and the sun was shining across the whole lawn. We have had many friends gather for barbecues and late nights, looking up at the stars. The loft room has a special view of Brownsea Island and the light throughout the house is superb. Our log burner has added extra warmth and cosiness through the winter months. Our children have secured great memories at the local schools and have learnt to navigate around Poole and Bournemouth feeling safe and free, whether walking down to the beach with friends or hopping on the bus across our road, into town. The sea View point is a breathtaking spot behind our house and our dog loves to chase the squirrels into the woodlands, just moments up the hill. Parkstone station just 15 minutes walk away, and has been beneficial for the commute to London.”

Where it is.

You're just a short level walk from the vibrant Ashley Cross, with its array of cafes, shops, and amenities, as well as the mainline train station with direct routes to Southampton, Winchester and Waterloo, London making commuting or exploring the wider area effortless. The award winning beaches of Sandbanks are in easy reach and Poole town centre is just a short drive or cycle away. Local schools are nearby as are local convenience stores and bus stops.



GROSS INTERNAL AREA
 FLOOR 1: 984 sq.ft, 91 m², FLOOR 2: 984 sq.ft, 91 m², FLOOR 3: 512 sq.ft, 48 m²
 EXCLUDED AREAS: BALCONY: 64 sq.ft, 6 m²
 TOTAL: 2480 sq.ft, 230 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- 2480 Sq. Ft in accommodation
- EPC - C
- Five bedrooms & three bathrooms
- Stunning view of Poole Harbour and the Purbeck Hills from upper floors
- Large southerly facing garden
- Good school catchment area
- Versatile & flexible family home over three floors
- Potential to create an annexe
- Good sized driveway with parking for several cars
- Close to Ashley Cross & train station

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.