

Parkstone Avenue, Lower Parkstone, BH14



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What it's got.

Introducing an exquisite five bedroom detached house, offering unparalleled comfort and luxury living. Spanning approximately 2532 square feet, this architectural masterpiece boasts a sophisticated design and exquisite finishes that set a new standard for elegant living.

Step inside this opulent residence and be greeted by a grand foyer with solid wooden/glass staircase to all floors, ample storage and a generous utility room and cloakroom/WC. You lead into an impressive open-plan kitchen, lounge, and dining area with lantern light and dual aspect. The kitchen by 'Kitchen Elegance' is a culinary dream, equipped with state-of-the-art appliances, sleek cabinetry, and a spacious island that doubles as a breakfast bar. The seamless flow into the lounge and dining area creates the perfect space for both intimate gatherings and extravagant entertaining and the working wood burner is ideal for cosy nights in.

This property boasts five generously proportioned bedrooms, each offering a tranquil retreat from the hustle and bustle of daily life. The master bedroom is a sanctuary of relaxation, complete with a lavish en-suite four piece bathroom that exudes sophistication and style. Two additional luxury bathrooms throughout the house are elegantly appointed with high-end fixtures and finishes, ensuring a spa-like experience for all residents and guests.

Every corner of this home has been meticulously designed to provide the utmost comfort and convenience, with modern amenities seamlessly integrated throughout. High ceilings and expansive windows fill the interiors with natural light, creating a bright and airy ambience that enhances the overall sense of luxury.

The secluded garden is laced with mature tree, plant and shrub borders and various of seating areas lend themselves to relaxation or entertaining. There is a side storage area. There is a 'swim/spa' which could be included subject to negotiation.

In conclusion, this house is a true sanctuary of luxury living, where every detail has been carefully considered to create a harmonious blend of style, comfort, and sophistication. Experience the pinnacle of premium living in this exceptional property that redefines the meaning of modern elegance.



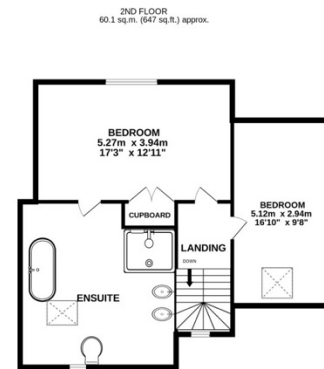
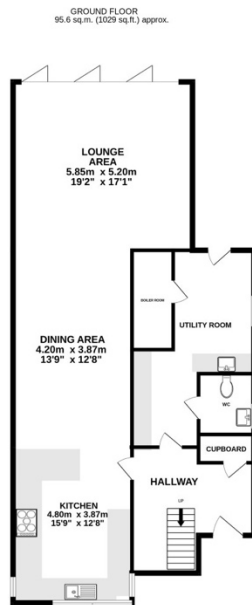


What the owner says.

“We built this property to live in five years ago. We are now downsizing as our children have now flown the nest. It’s been a lovely family home that is now in need of a family to enjoy it. You will find the neighbours really friendly and we have made some good friends in our time here. It will be one of the things we will really miss. The location of this property is excellent for schools, doctors, restaurants and wine bars it is also close to rail links to London and further down the coast to Weymouth. We are not far from Bournemouth or Poole. We are also only a short drive to Branksome Chine and the Blue Flag beaches at Sandbanks or further on to The Jurassic Coast.”

Where it is.

Located in close proximity to the popular amenities of Penn Hill, this property offers convenience at every turn. With its enviable location near train stations, commuting is effortless, not forgetting the local schools too making it an ideal choice for professionals and families alike. Both Poole & Bournemouth town centres are in easy reach and the award winning beaches of Sandbanks are an easy cycle, drive away with a direct walk through Branksome Chine, Penn Hill taking approx. 30 minutes.



TOTAL FLOOR AREA : 235.2 sq.m. (2532 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Technical bits.

- Approx 2532 Sq. Ft
- Bespoke and impressive design throughout
- Three luxury bathrooms
- CAT 5 cabling and surround sound in bathrooms
- Courthill & Baden Powell school catchment
- Energy Rating B
- Five bedrooms
- Impressive open plan/kitchen/lounge/diner
- Underfloor heating

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.