

Clifton Road, Lower Parkstone BH14 9PP  
£1,500,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A contemporary four bedroom five bathroom detached residence enjoying stunning elevated treetop views spanning 3498 sq ft. Positioned at the head of a high desirable road in Lower Parkstone and in close proximity to the prestigious Parkstone Golf Club.



## Key Features

- Luxurious detached residence
- Quiet cul-de-sac with woodland access
- Stunning elevated treetop views
- Modern kitchen lifestyle space
- Top floor principal bedroom suite with ensuite & dressing room
- Further three spacious double bedrooms, two with luxury ensuites
- Family bathroom
- Shower Room, Cloakroom with WC & separate Utility Room
- Beautiful landscaped rear garden with attractive tropical planting, patio & decking areas
- Integral double garage with EV charging point





## About the Property

Set at the head of a quiet cul-de-sac with woodland access, this highly desirable and luxurious residence offers stylish and flexible accommodation over 3498 sq ft and enjoys a tranquil leafy backdrop and stunning elevated views over Lower Parkstone.

The property is approached via a private gate and block paved driveway offering parking for several vehicles and access to an integral double garage.

A welcoming entrance hall with storage and an attractive staircase leads through into the main living accommodation.

A real feature of this home is the open plan, modern kitchen lifestyle space which enjoys a tranquil wooded outlook and bi-fold doors opening onto a full width balcony terrace. The kitchen is beautifully designed with fully fitted integral appliances and a feature island with a bespoke table provides a perfect space for dining and entertaining. The lounge area is well-zoned with fitted carpet and enjoys the use of a wood-fired hearth and fitted media centre.

On the lower floor, there are two spacious reception rooms; one with an impressive full width semi-enclosed balcony terrace - ideal for entertaining. This room also includes a fitted cinema screen, 3D HD projector and 7-speaker surround sound system.

To the front of the property is a substantial home office, suitable for full-time home working with high-speed internet access. A home gym, modern shower room and utility room with garden access completes this level.

Rising to the first floor there are three spacious double bedrooms; bedroom two includes a private balcony terrace, walk-in wardrobe and luxury ensuite with shower and freestanding feature bath. Bedroom three benefits from an ensuite shower room, and bedroom four has the use of a separate family bathroom.

The top floor comprises of a beautiful main bedroom suite with feature vaulted ceilings, a lovely ensuite shower room with harbour glimpses and an impressive dressing room fitted with a bespoke wardrobe and table.

Externally, the rear garden is well landscaped with various patio, decking and lawned areas, all framed with attractive tropical planting and feature outdoor lighting.

The home has a Control 4 System that is used to manage all home media, CCTV, heating and lighting. There is also an EV charging point in the garage.

Clifton Road is a quiet cul-de-sac with a little-known woodland area accessed across from the property which is ideal for dog walking or access to the prestigious Parkstone Golf Club.

Tenure: Freehold  
Council Tax Band: G (BCP Council)













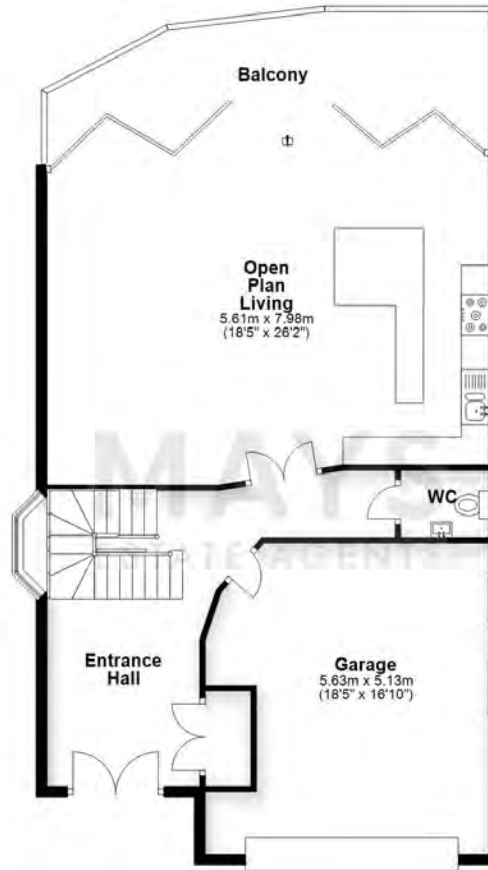
### Basement

Main area: approx. 88.1 sq. metres (946.5 sq. feet)  
Plus terrace: approx. 26.1 sq. metres (280.9 sq. feet)



### Ground Floor

Main area: approx. 97.3 sq. metres (1047.0 sq. feet)  
Plus balconies: approx. 17.7 sq. metres (190.6 sq. feet)



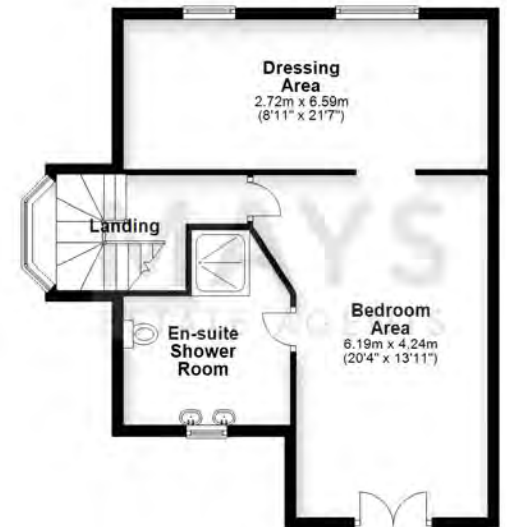
### First Floor

Main area: approx. 82.7 sq. metres (890.5 sq. feet)  
Plus balconies: approx. 8.2 sq. metres (88.6 sq. feet)



### Second Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Main area: Approx. 325.0 sq. metres (3498.1 sq. feet)

Plus balconies: approx. 25.9 sq. metres (279.2 sq. feet)

Plus terrace: approx. 26.1 sq. metres (280.9 sq. feet)













## About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away



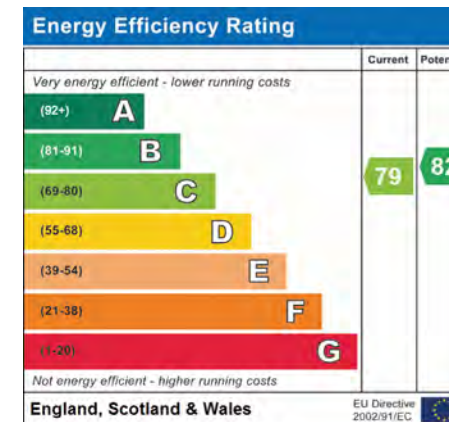
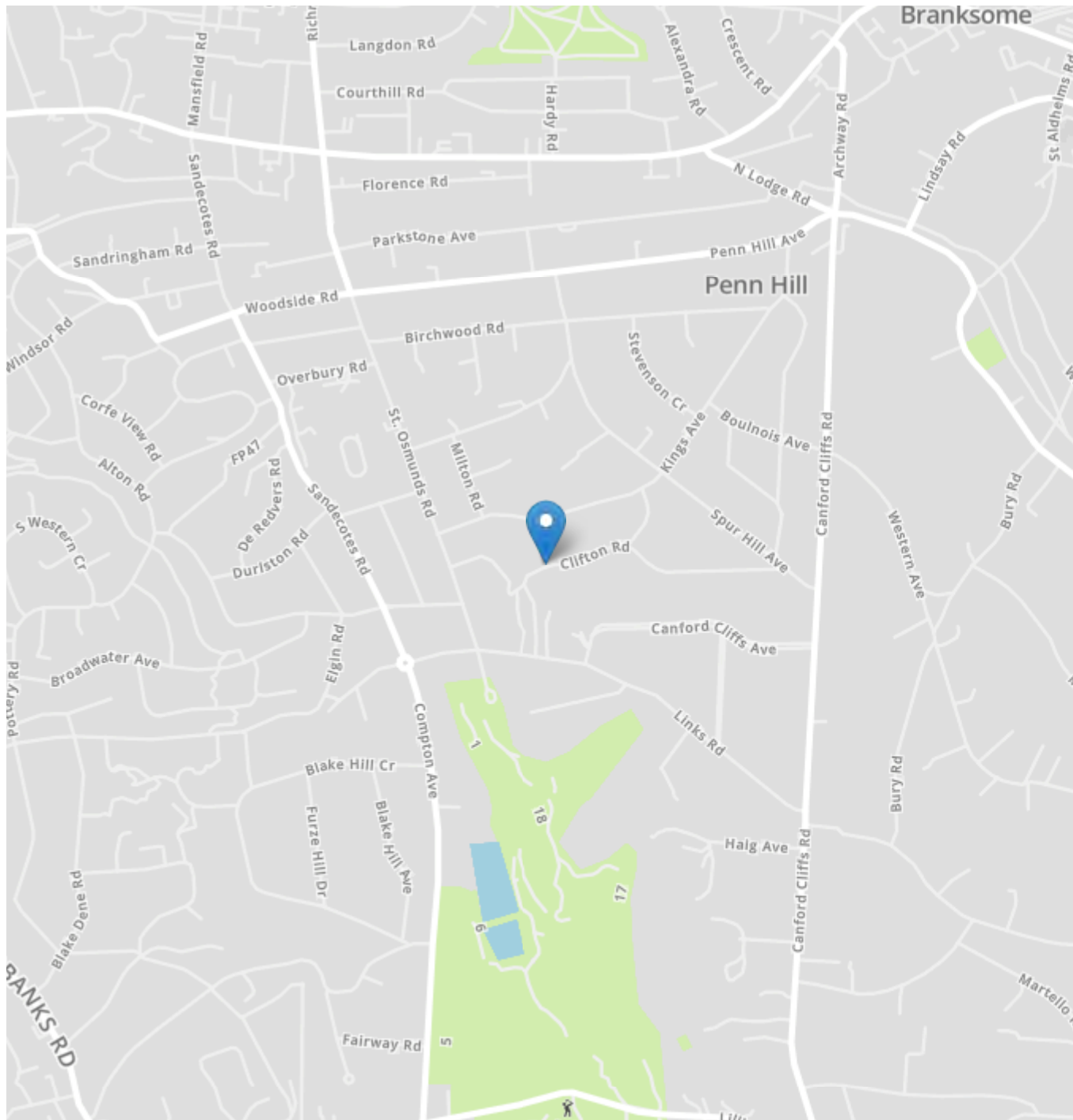
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





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Mays and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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