

FOR SALE  
3b Glengariff Road,  
Lower Parkstone, Poole, Dorset  
BH14 9LQ



PHILIPPA SOLE



Guide Price £685,000

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Over 1500 sq ft

Spacious living room with high ceilings

Stylish bathrooms with contemporary finishes.

Close to Sandbanks Beach, shops, and cafes.

4 bedrooms, 3 bathrooms

Private garden

Front garden and off road parking

Bright bedrooms

Council Tax Band E - £2625.02

Freehold

## About this property

Nestled in a serene, leafy neighbourhood, this charming red-brick property beautifully merges traditional architectural elegance with modern comforts. Its timeless façade, enhanced by mature trees and lush hedges, creates a sense of privacy and tranquillity, offering a peaceful retreat from the hustle and bustle. The classic red-brick exterior is complemented by a distinctive curved bay window, which adds character to the structure while flooding the living spaces with natural light. A paved driveway offers convenient off-street parking, leading up to the main entrance for a welcoming first impression.

Inside, this home reveals a spacious, light-filled interior that combines the charm of traditional design with thoughtful modern updates. The entrance hall is tastefully finished with neutral décor and soft carpeting, setting the tone for the rest of the home. The main living room is a highlight, featuring large windows that frame the surrounding greenery, allowing sunlight to pour in. High ceilings, plush carpeting, and a stylish chandelier enhance the sense of space and comfort, making this room ideal for both relaxation and hosting gatherings. The open-plan kitchen and dining area is designed for contemporary living, featuring sleek white cabinetry, integrated appliances, and polished granite countertops that blend style and functionality. A central island serves as a social hub and extra workspace, perfect for casual dining or meal preparation. Large bi-folding doors open out onto a private deck, seamlessly connecting indoor and outdoor spaces. This transition makes it ideal for al fresco dining, weekend barbecues, or simply enjoying garden views, creating an inviting space for entertaining. The property offers several generously sized bedrooms, each designed as a peaceful retreat. Large windows and neutral tones create a calming atmosphere, while the main bedroom stands out with ample space for a king-sized bed and additional furnishings. An attic bedroom on the top floor, with its charming sloped ceiling and skylight, provides a cosy hideaway, making it perfect for guests or as a secluded space for work or hobbies. The bathrooms are modern and finished to a high standard, featuring neutral tiling, contemporary fittings, and a skylight in the upstairs bathroom, which ensures a bright, refreshing space. Outside, the rear garden offers a tranquil escape with a mix of well-maintained greenery and a decked area for outdoor relaxation. Mature trees and shrubs frame the garden, providing a natural backdrop and a sense of seclusion. A paved pathway and raised brick borders add structure and charm to the space, making it suitable for both leisure and low-maintenance gardening, ensuring year-round enjoyment.

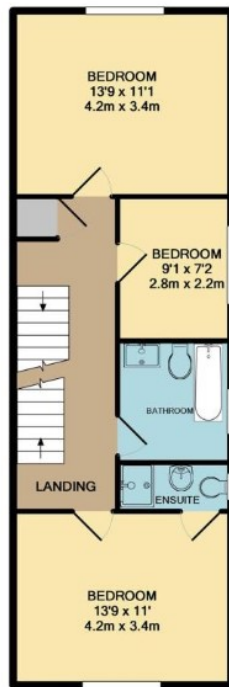
## Location

Situated in a highly sought-after area, this property offers a perfect balance of serene living and convenient access to modern amenities. Residents can explore an array of nearby charming cafes, independent boutiques, and essential shops, all within a short walk. For commuters, Parkstone train station provides direct services to London Waterloo in approximately 2 hours. Outdoor enthusiasts will appreciate the property's proximity to the stunning Sandbanks Beach, where pristine sands meet breath-taking coastal views—ideal for beach days, scenic walks, and water sports. Parkstone Golf Course and a variety of beautiful parks are also nearby.

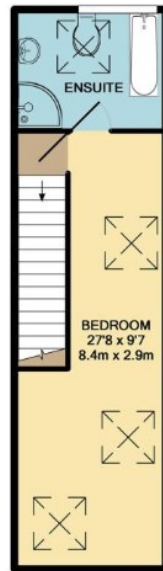




GROUND FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 586 SQ.FT.  
(54.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1544 SQ.FT. (143.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	84
England, Scotland & Wales			
EU Directive 2002/91/EC			

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