

Alton Road, Lower Parkstone BH14 8SW
Guide Price £1,550,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A stunning five-bedroom detached home with incredible accommodation extending to some 3,697 sq/feet, positioned on a generous garden plot with views over a nature reserve to the rear. Following a full program of total refurbishment and extension, the property is presented to the market with a superb layout of internal rooms and an exacting level of finish. Every consideration has been adopted to create a faultless footprint which is highly conducive to family life and in our opinion this incredible property ticks every imaginable box. A superb opportunity to acquire a beautiful home with substantial accommodation and a level of quality rarely seen.



Key Features

- Large reception hallway with seating, storage and plant room
- Impressive kitchen/dining/lifestyle room opening to the garden
- Two generous reception rooms
- Five double bedrooms (three en-suite) and family bathroom
- Stunning guest bedroom suite with boutique styling
- Large self-contained home office
- 28ft Garage with through access to the rear garden
- Beautiful rear garden with entertaining terraces
- Lawned grounds extending to the backdrop of a nature reserve
- First class standard of finish and incredible layout of rooms
- Close to well regarded schools and Lower Parkstone Golf Course



About the Property

On entering the property, you are immediately impressed by the large reception hallway and this area gives you a good idea of what's in store as you continue through this home. A clever seating area with storage for shoes is just a small indicator of the thought that has gone into every aspect of this home, and this theme is continued with a further five large storage cupboards, a walk-in pantry in the kitchen, further discreet storage units and a dedicated plant room (basically the day-to-day of general life can all be hidden from view). But enough about the storage, and amazing liveability that the property offers, we need to tell you about the kitchen/dining/lifestyle room.

Undoubtedly this is one of the most creative and sensibly arranged rooms we have ever presented to the market. From a bespoke entertaining drinks area to a social split level island unit for casual dining and a more formal dining area overlooking the garden, we can only applaud the layout and design. It goes without saying that the standard of finish and quality of appliances throughout are second to none and a full list of appliances and further details of the kitchen are available on request. Double doors open to the principal reception room which overlooks the rear garden, and these doors provide the much preferred 'broken-plan' arrangement that allows for both separation or connection for grand scale entertaining. The second generous reception is currently in use as a media/cinema room and the positioning of the room provides privacy from the main living accommodation.

Moving to the first floor, there are four bedrooms (two ensuites) and a family bathroom, but we should focus on the principal bedroom on this level. The room has a rarely seen 'almost' square footprint which allows for a tremendous amount of floor space, a full bank of fitted wardrobes and a stunning ensuite bathroom. It's fair to say you could be mistaken for thinking you're in a Park Lane hotel suite. But the upstairs accommodation doesn't end there as a cavernous landing leads to the top floor where there is a stunning guest suite which has been designed around a boutique theme with an in-room freestanding bath and separate contemporary ensuite (an ideal area for guests to enjoy privacy or even to lose a teenager!).. A passageway leads to the large home office which enjoys a degree of separation from the main accommodation.

As can be seen from the images the outside affords parking, garaging and a large entertaining terrace that extends across the back of the property. The standard of finish continues in the garden with exterior lighting, patio heating and electric sunshade, but for us, the real stand-out feature of the garden is the stunning backdrop of the nature reserve to the rear.

A full breakdown of materials, appliances and works is available on request, but for us, it's the fact that it's a simply stunning property both inside and out that just 'works' on every level, that makes it a firm favourite of ours..!

Tenure: Freehold

Council Tax Band: F

Local Authority: BCP Council









Ground Floor

Approx. 163.1 sq. metres (1755.6 sq. feet)



First Floor

Approx. 105.1 sq. metres (1131.6 sq. feet)



Second Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 343.4 sq. metres (3696.8 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 Course and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs village. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away. The area offers great school catchments for Baden Powell Junior and local private schools. Transport links include Parkstone train station with a direct route to London Waterloo.

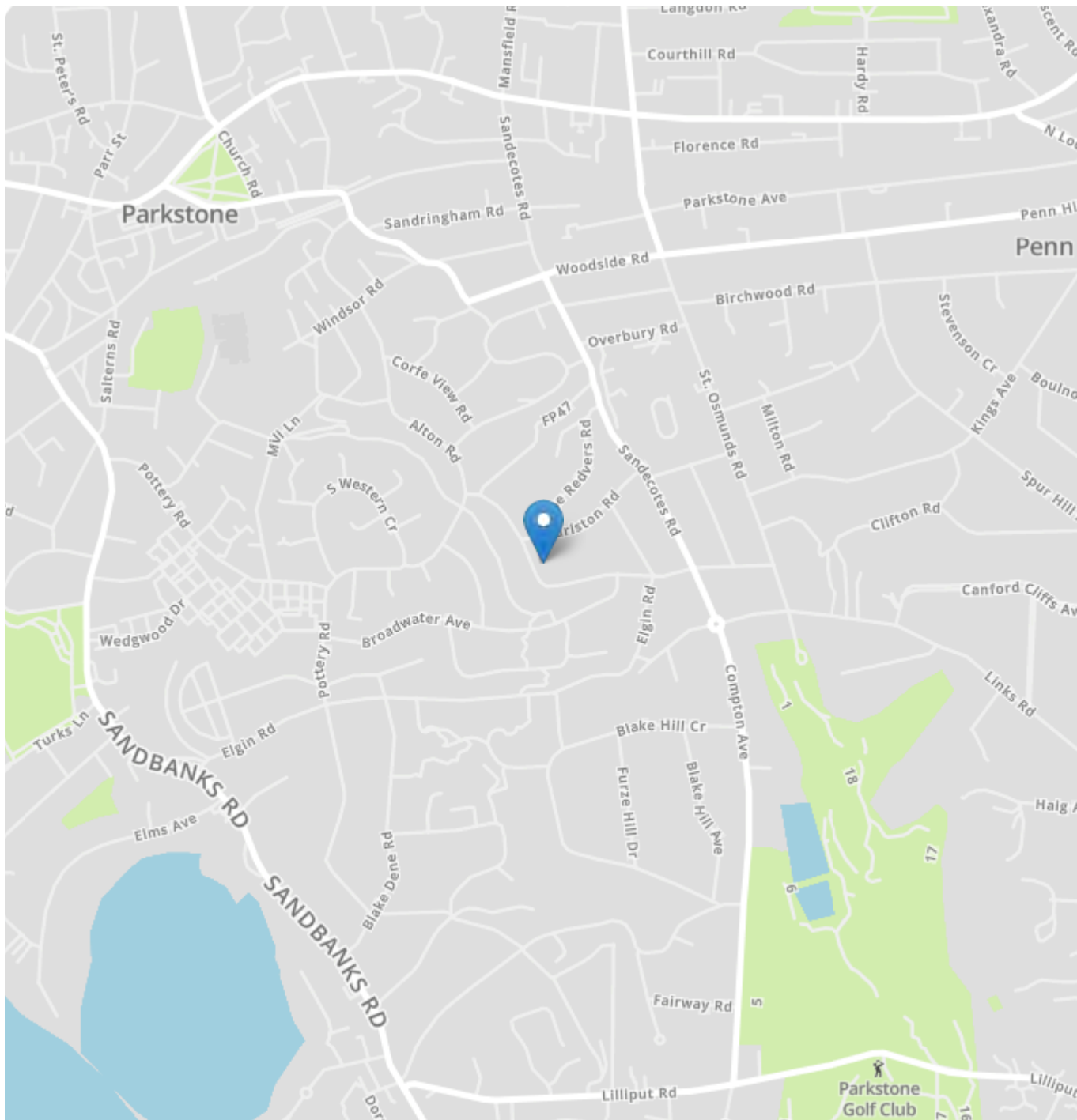



About Mays

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS