

FOR SALE

17 Frankland Crescent, Penn Hill,  
Poole, Dorset BH14 9PX



PHILIPPA SOLE



£1,295,000

5 double bedrooms

Luxurious open plan living dining room

2 further reception rooms

Ensuite to principal bedroom + family bathroom + shower room

Integral garage suitable for bike storage

Fully refurbished throughout

Level rear garden

More than 2000sq.ft

Council Tax Band F - £3102.30

Freehold

[Click here for virtual tour](#)

## About this property

This beautifully refurbished five-bedroom detached residence on popular Frankland Crescent, Penn Hill, seamlessly combines contemporary elegance with modern functionality, offering an exceptional living experience in a prime location.

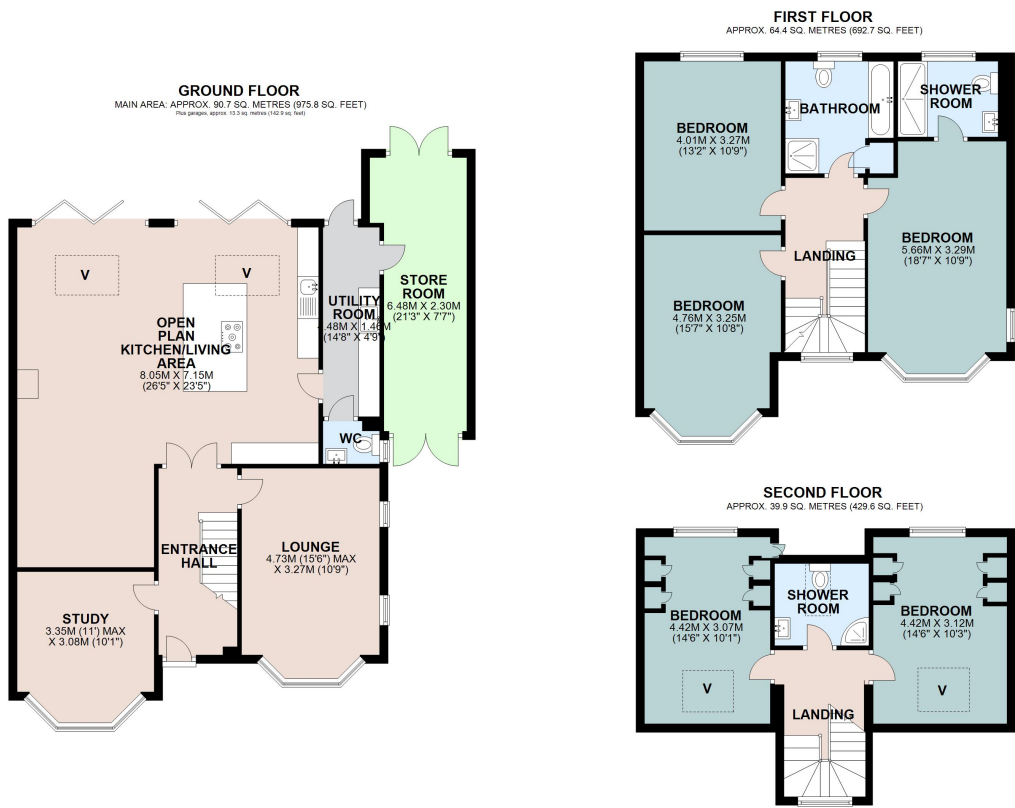
At the heart of the property lies an expansive open-plan kitchen, dining, and living area, thoughtfully designed to be the sociable hub of the home. Featuring a central island with a breakfast bar, premium Neff appliances and a log burner, this versatile space opens through bi-fold doors to a landscaped garden with a patio area, creating the perfect setting for entertaining or relaxing. The property also benefits from two additional reception rooms, ideal as a cosy lounge, study or playroom, offering flexibility for family or professional needs.

The first floor accommodates three generously proportioned bedrooms, including a luxurious principal suite with a private ensuite, alongside a sleek family bathroom. The top floor provides two further spacious bedrooms and a contemporary shower room, ideal for guests or growing families. Finished to an exceptional standard throughout, the property boasts high-quality fittings and finishes, complemented by a newly installed central heating system for year-round comfort. Additional features include a utility room, an integral garage providing excellent storage options, and a private driveway with parking for several vehicles. Offered with no forward chain.

## Location

This property is located in a highly desirable and quiet residential area, offering a peaceful setting while remaining within close proximity to Branksome Beach via the Chine footpath and the fashionable shops, restaurants, and amenities of Penn Hill Village. Parkstone and Branksome Train Stations provide direct links to London Waterloo in approximately 2 hours, making this home ideal for commuters or those seeking easy access to the capital. Furthermore, the property falls within the catchment of the over popular Baden-Powell & St. Peter's CE Junior School and Poole High School, and is a short walk from the private school bus stop in Penn Hill, making it an outstanding choice for families and professionals seeking a sophisticated, move-in-ready home.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 558906) Plan produced using PlanUz.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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