

FOR SALE

Haven, Clifton Road, Lower
Parkstone, Poole, Dorset BH14 9PP



PHILIPPA SOLE



£1,295,000

4 double bedrooms - 2 ensuite

Good size rear garden with large sun terrace

High specification throughout with 10 yr structural warranty

Integral garage & generous driveway

Bespoke Leicht kitchen with separate pantry / utility room

Outstanding detached house with contemporary interior

Total Area 2,167 SQ.FT (Ground floor 1231 sq.ft / 114.37 sq.m, First Floor 936 sq.ft / 86.93 sq.m)
Freehold

About this property

Nestled on the highly desirable Clifton Road, a secluded and elevated leafy no-through road partially hidden among the trees and sought-after by families, this stunning new home exudes quality and sophistication. The property seamlessly blends a classic exterior with a contemporary interior, featuring four bedrooms, three bathrooms, landscaped garden and sleek high-specification LEICHT kitchen. Viewing is essential to fully appreciate the exquisite finish, build quality, and the outstanding lifestyle this property offers.

Introducing one of two brand-new homes crafted by Coane Construction, located on one of the area's most prestigious roads. These residences showcase traditional architecture paired with beautifully appointed contemporary interiors and level, family-friendly gardens; these homes are sure to appeal to many.

Spanning more than 2,100 square feet, this home features an open-plan, lifestyle room that seamlessly integrates the kitchen, informal dining, and relaxed living areas, enhanced by a small split level. Upstairs, you'll find four double bedrooms and three bathrooms, with the principal bedroom also offering a dressing area. Built with a 10-year structural warranty, this home boasts a high-end specification, including a luxury Leicht kitchen with a centre island, breakfast bar, Siemens appliances, combi-microwave, Quooker hot tap, quartz countertops, zoned underfloor heating, a 4KW solar system, and LED lighting throughout. The front of the property provides a generous driveway and garage, while the rear garden features a level lawn and a private sun terrace. These exceptional homes present a rare opportunity for those seeking quality and elegance in a prestigious location.

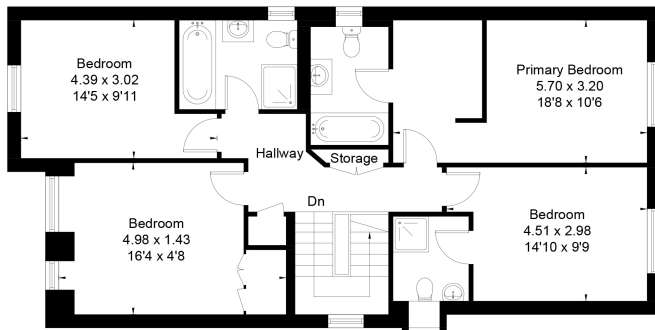
Location

Located in Lower Parkstone, on the borders of Penn Hill and Canford Cliffs, this home is ideally positioned for family living. It lies within the catchment of oversubscribed schools and provides easy access to the renowned Blue Flag beaches, celebrated for their warm temperatures and breathtaking views of the Isle of Wight and Purbeck Hills. At the end of the road, a picturesque wooded walkway is a pleasant shortcut to the celebrated Parkstone Golf Course, while popular Penn Hill Village, with its selection of shops, restaurants, and bars, is just a short stroll away. The Bournemouth Wessex Way is close by, providing direct road access to the M27 / M3 motorway, making the London Transport Network just a 1 hour 30 minutes commute. Main train routes from Poole, Parkstone, or Branksome stations offers direct journey to London Waterloo in approx. 2 hrs. Viewing is essential to fully appreciate the exquisite finish, build quality, and the outstanding lifestyle this property offers.

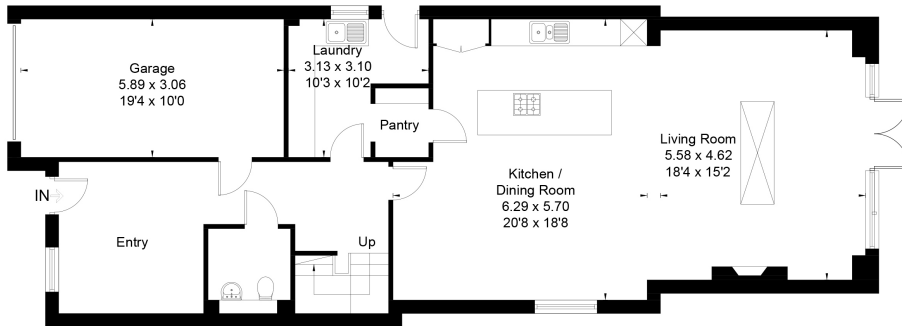




Approximate Floor Area = 202.4 sq m / 2179 sq ft



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	90
(69-80)	C		
(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	

Drawn for illustration and identification purposes only by @fourwalls-group.com #85268

PHILIPPA SOLE

enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999