

# Caledon Road, Lower Parkstone, Poole, Dorset, BH14 9NN



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## FREEHOLD PRICE £850,000

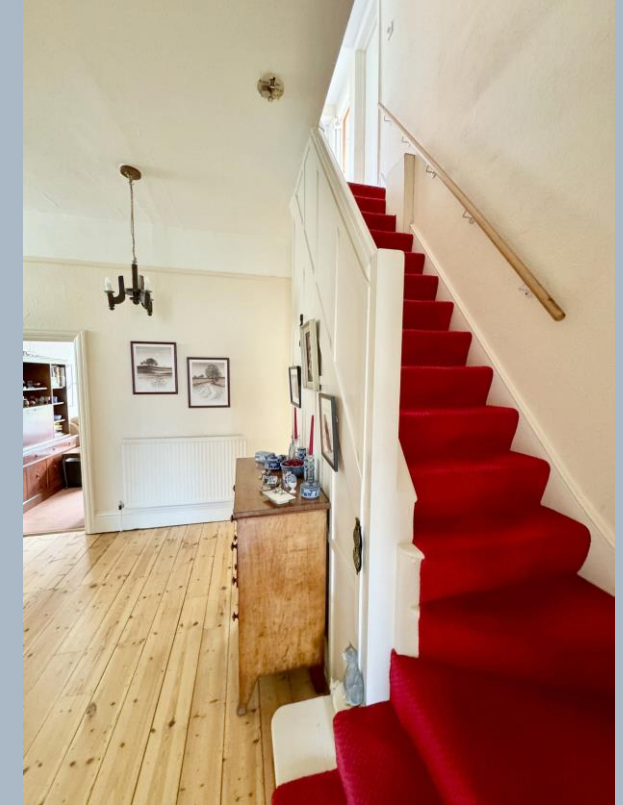
Bray Lodge is a 5 bedroom, 3 bathroom, chalet bungalow, set in an elevated position in a highly desirable location in Lower Parkstone. The first house to be built in the road in 1910, the current owners have enjoyed 44 years here, raising their family and loving the peace and quiet of their secluded garden. Offering further opportunity to extend (subject to planning) and personalisation, the house retains many original features. There is a fabulous entrance hall with 10' high ceilings and wooden flooring, along with 2 generous reception rooms. The ground floor has 3 bedrooms, shower room, bathroom and a kitchen/breakfast room. On the first floor are 2 further bedrooms, with a bathroom and a large loft space with further potential for conversion. Approached via steps to the front, the side driveway leads to a parking area for 4 cars, with turning space and the garden is level, providing an easy flat access to the home. The 60' x 60' rear garden hosts an array of plants, trees and flowers and is ideal for a keen gardener, with side access to a greenhouse and potting area. There is a timber garage and driveway/patio, extending the width of the home to the rear.

- 1910, detached chalet bungalow, offering 2000 sq. ft of accommodation with with potential for extension/personalisation
- Overall accommodation includes 5 bedrooms, 3 bathrooms, 2 generous reception rooms and a spacious hallway
- Character features including 10' high ceilings, wooden flooring, square bay windows and feature staircase
- Sitting room with wonderful views over the garden and patio doors leading out to the rear
- Dual aspect dining room with fireplace (not currently in use) and attractive window box seating
- Kitchen/breakfast room fitted in a range of units with integrated electric hob with extractor, double oven and space for washing machine, dishwasher, under counter fridge and freezer, serving hatch and door to the garden
- Gas central heating and double glazing
- Wonderful 60' x 60' flat and extremely private rear garden that the current owners have tended making it a beautiful colourful space for flowers and plants to grow in beds surrounding a central lawned area
- Off road parking for 4 cars to the rear, with turning area and approached via the side driveway

Caledon Road is an extremely desirable residential setting of established and modern predominantly detached homes, within a few hundred metres of Penn Hill, which offers a vibrant café culture with its range of bars, restaurants and patisserie. There is also a recently opened convenience store along with florist and art gallery. Ashey Cross is within a mile in the other direction where there is a mainline railway station and more extensive array of shops and amenities. An entrance to Branksome Chine is approximately 500m away and provides a delightful 1.5 mile walk through the chine to Branksome Beach. Along the way, you will find Branksome Tennis Club and at the end of the Chine, the recently opened Rockwater with its restaurant, bar and members areas. The superb Parkstone Golf Club is just over half a mile away and the area has numerous marinas around the harbour.

COUNCIL TAX BAND: E

EPC RATE: E



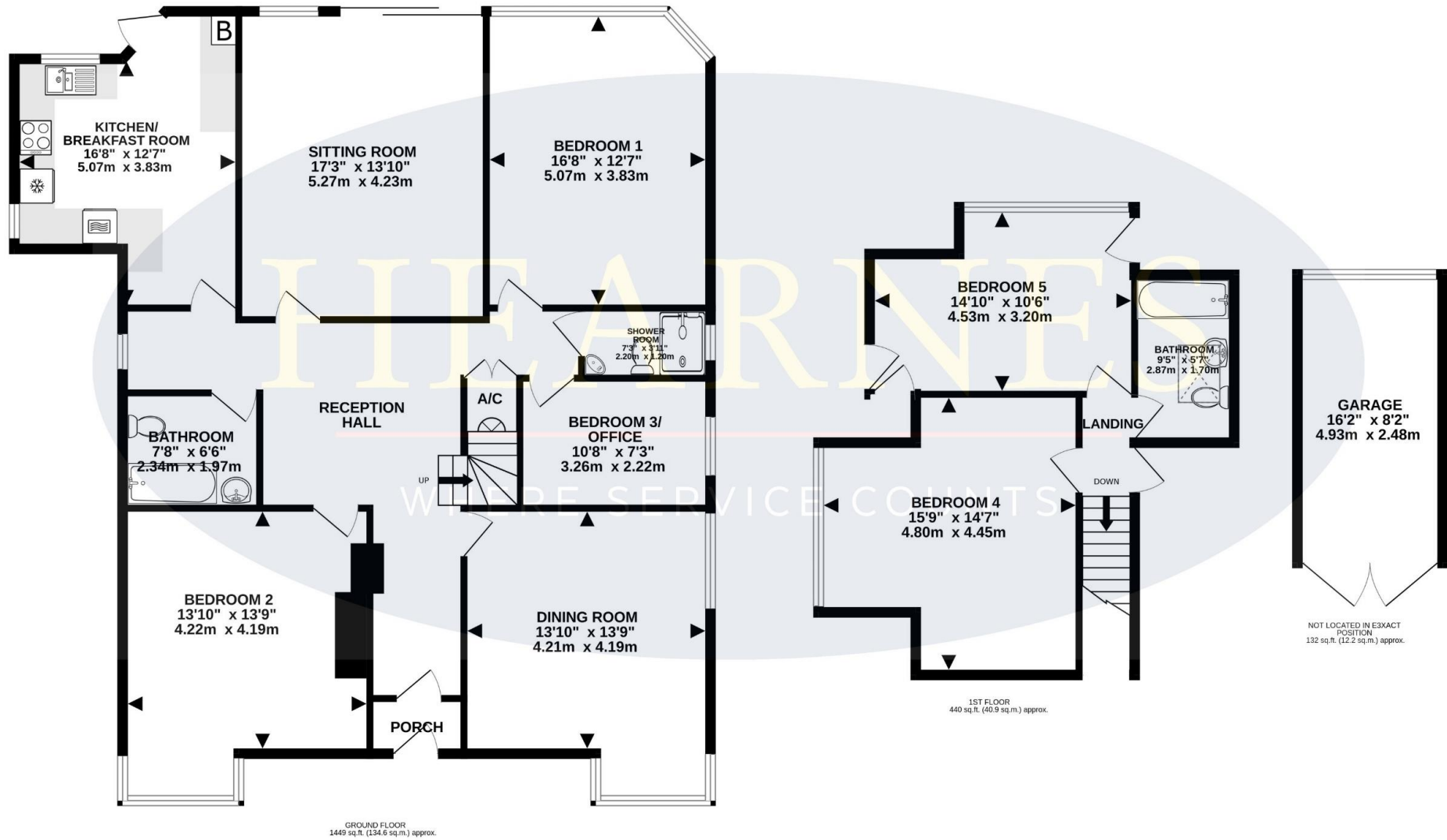






TOTAL FLOOR AREA : 2021 sq.ft. (187.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

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