

Ardmore Road, Lower Parkstone BH14 8SA

Guide Price £1,200,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

We are proud to offer for sale this skilfully extended and beautifully presented traditional family home, offering an impressive 2,589 square feet of versatile accommodation arranged over three spacious storeys. This exceptional property has been thoughtfully enhanced by the current owners to create a perfect balance of classic character and contemporary living, and also benefits from a detached studio room and private garage.

Key Features

- Skilfully extended five/six bedroom contemporary family home
- Retaining many traditional features
- Feature kitchen lifestyle space with well defined kitchen, lounging and dining areas
- Flexible accommodation over three storeys
- Extending to approximately 2,589 square feet
- Beautifully landscaped gardens
- Prime location in walking distance to Ashley Cross Village and Parkstone train station
- Detached studio with bar and shower room
- Utility room
- Private garage and off-road parking for multiple vehicle





About the Property

Set back behind landscaped front gardens with off-road parking for multiple vehicles, the property opens into a welcoming and well-planned interior. The ground floor features three separate reception rooms, each enjoying a sense of privacy and separation. These spaces are currently arranged as a charming front lounge with a feature log burner, a generous study or sixth bedroom, and a fifth bedroom - offering superb flexibility for family life, guests, or home working.

The heart of the home lies on the lower ground floor, where a stunning contemporary lifestyle space has been masterfully created. This light-filled open-plan level centres around a glass atrium and offers clearly defined zones for cooking, dining, and relaxation. The modern shaker-style kitchen is fitted with high-quality integrated appliances and finished with elegant stone worktops. A connecting utility room and a useful boot room/WC complete the space, making it both practical and stylish. To the rear, bi-folding doors open from the living space onto a beautifully landscaped west-facing garden, with a patio terrace ideal for outdoor dining and late evening entertaining. The garden is designed for low maintenance, with a combination of artificial lawn and well-stocked borders, along with convenient side access.

Upstairs on the first floor, you'll find four generously sized double bedrooms, including a principal bedroom with its own sleek ensuite shower room. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort for all members of the household.

To the rear of the plot, a detached studio room provides a superb bonus space with its vaulted ceiling, stylish bar area, and its own shower room. Ideal for entertaining, working from home, or as a creative retreat, this space offers endless possibilities to suit your lifestyle.

This outstanding home presents a rare opportunity to acquire a substantial and versatile property in move-in condition, with thoughtfully landscaped outdoor spaces and a flexible interior layout perfectly suited to modern family life. Early viewing is highly recommended.

Tenure: Freehold Council Tax: F (BCP Council)





LOWER GROUND FLOOR
200.00 sq. ft. (18.5 sq. m.) approx.

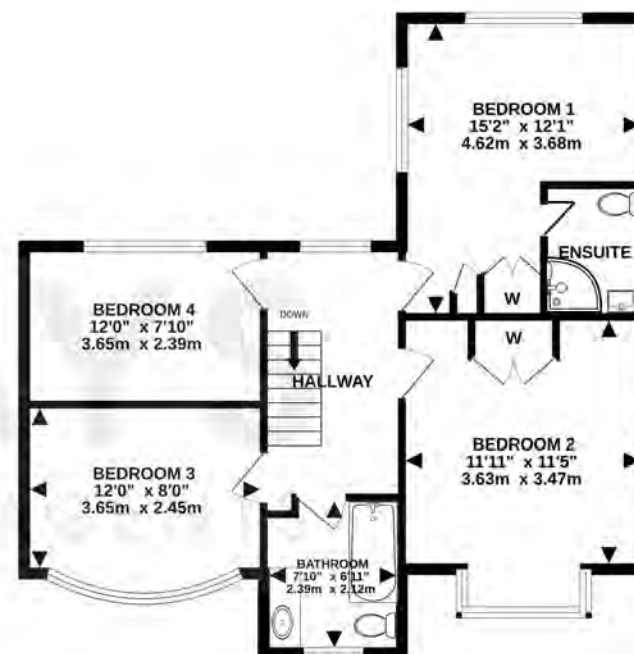


GROUND FLOOR
584.00 sq. ft. (53.9 sq. m.) approx.

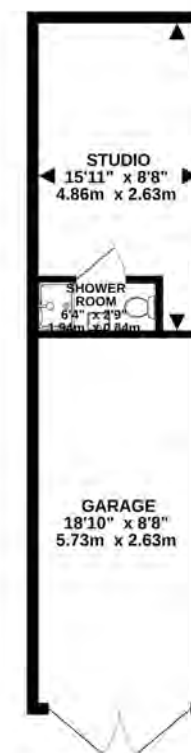
TOTAL FLOOR AREA : 2589 sq.ft. (240.6 sq.m.) approx.

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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2ND FLOOR
200.00 sq. ft. (18.5 sq. m.) approx.



THIRD FLOOR
200.00 sq. ft. (18.5 sq. m.) approx.







About the Location

Ashley Cross is a vibrant area of Poole, known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London.

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.



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- 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.

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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		
	70	76
England, Scotland & Wales		
EU Directive 2002/91/EC		