

Glen Road, Lower Parkstone BH14 0HF
Guide Price £510,000 Freehold

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ESTATE AGENTS





Property Summary

The Squirrels is a delightful three-bedroom chalet nestled in a quiet Lower Parkstone cul-de-sac. It boasts a light-filled open-plan lounge and dining area, a country-style kitchen, a versatile ground-floor bedroom, a beautifully tiered garden, and off-road parking. Planning permission provides excellent potential to create an enhanced, modern living space.



Key Features

- Charming three-bedroom chalet in a peaceful Lower Parkstone cul-de-sac
- Bright open-plan lounge and dining area with large windows
- Country-style kitchen with ample storage and garden access
- Versatile ground-floor bedroom/reception room with patio doors
- Two spacious first-floor double bedrooms with built-in storage
- Principal bedroom with far-reaching views of the Purbeck Hills
- Family bathroom serving the first-floor bedrooms
- Beautifully tiered rear garden with various seating areas
- Off-road parking for two vehicles and landscaped front garden
- Planning permission for a large open-plan kitchen/dining/day room, offering scope to extend and enhance the living space



About the Property

The Squirrels is a charming and well-presented three double bedroom chalet, positioned on a beautifully landscaped plot within a quiet cul-de-sac in Lower Parkstone. The property enjoys a peaceful setting while remaining within easy walking distance of Ashley Cross and its excellent range of amenities.

The accommodation is both spacious and versatile. A generous open-plan lounge/dining room is enhanced by large picture windows, allowing natural light to flood the space and create an inviting environment for both everyday living and entertaining. The country cottage-style kitchen provides ample storage, a practical breakfast bar, and attractive views over the rear garden, with direct access outside.

Also on the ground floor is a well-proportioned double bedroom, currently arranged as an additional reception room, featuring patio doors opening onto the garden. This offers flexibility for guest accommodation, home working, or multi-generational living.

The first floor comprises two further double bedrooms, both benefiting from built-in storage. The principal bedroom enjoys far-reaching views towards the Purbeck Hills. These rooms are served by a family bathroom.

The gardens are a particular feature of the property, thoughtfully planted to provide year-round interest. The rear garden is gently tiered with a variety of seating areas positioned to capture the sun throughout the day, complemented by a glass potting shed and summer chalet. The landscaped front garden provides off-road parking for two vehicles.

Planning permission has been granted to create a substantial open-plan kitchen/dining/day room with direct access to the west-facing front garden, presenting excellent potential for enhanced indoor-outdoor living. Application no: APP/24/00162/F

The property is conveniently located within walking distance of Ashley Cross village, Parkstone railway station with direct services to London Waterloo (approximately two hours), well-regarded school catchment areas, Bournemouth Airport (approximately eight miles), and comprehensive transport links to Bournemouth and Poole.

Tenure: Freehold

Council Tax Band: D (BCP Council)

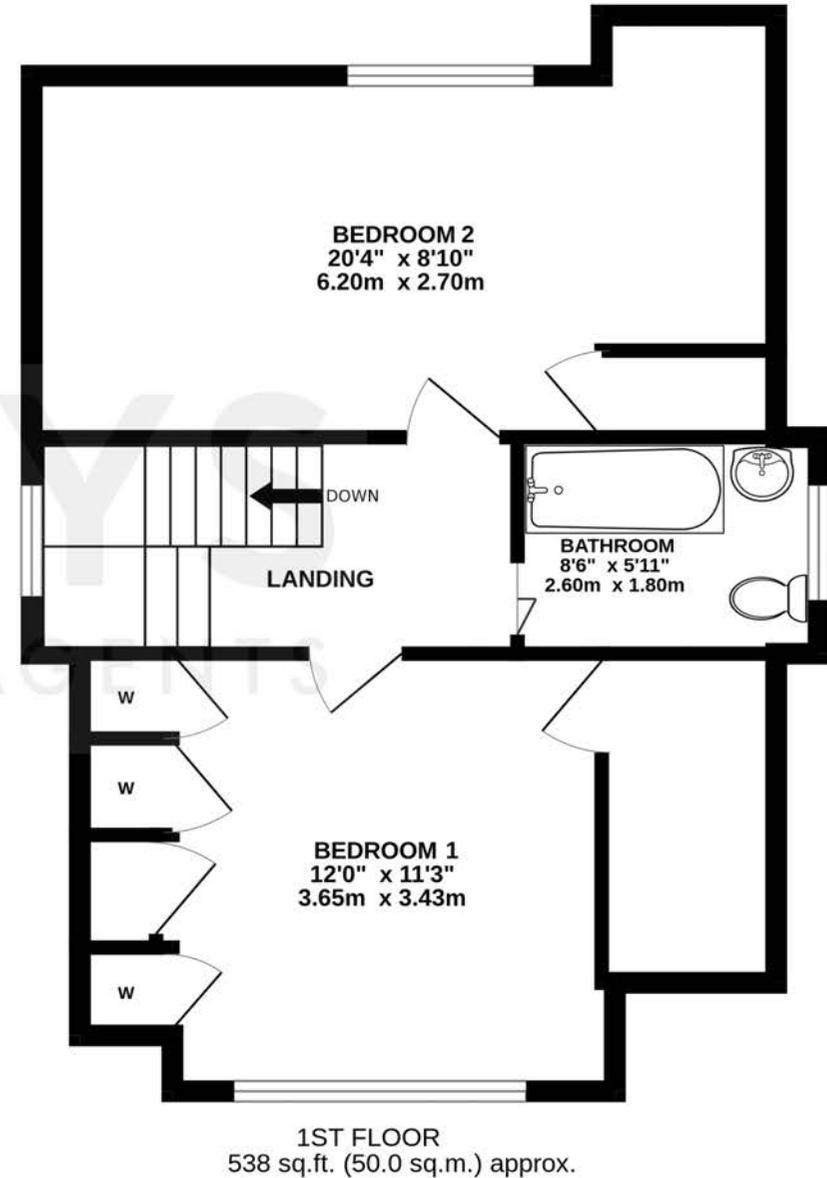
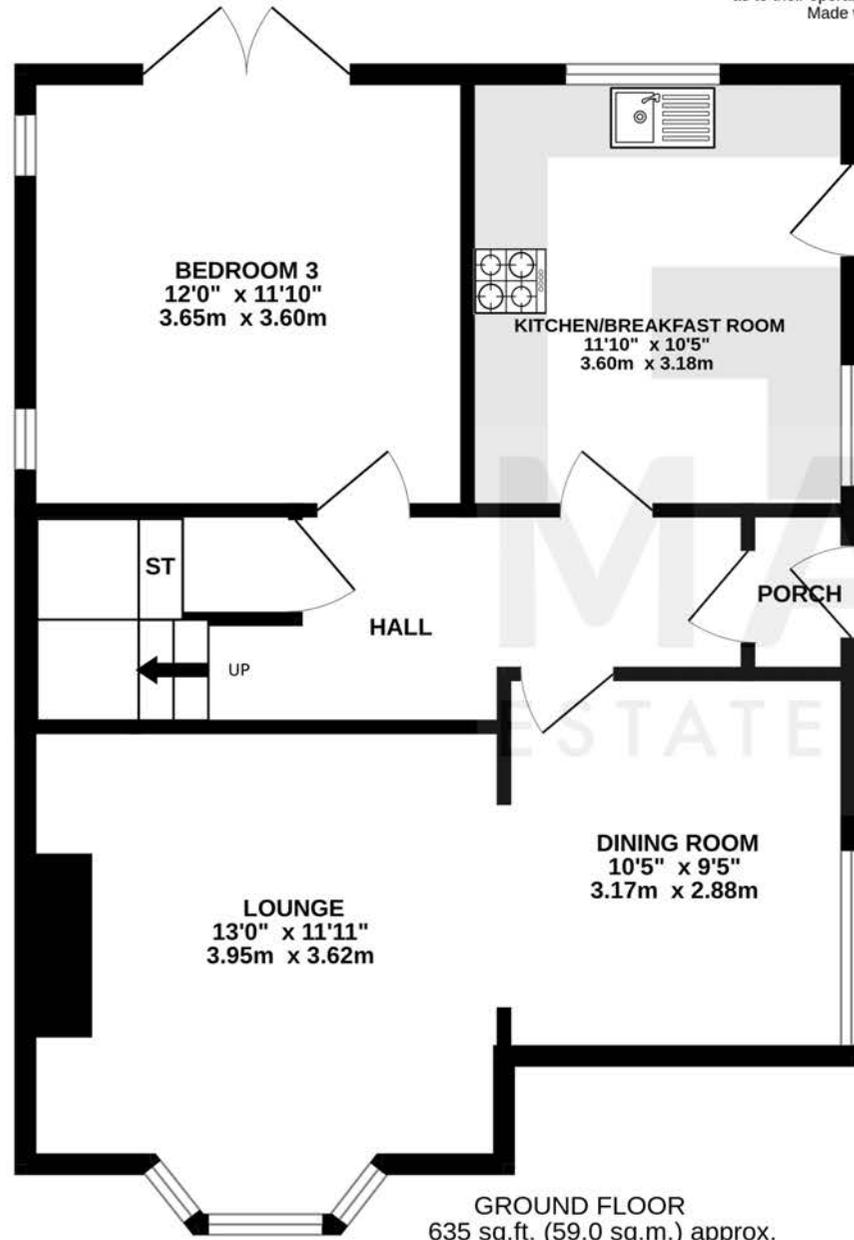
Utilities: Mains Electric, Gas, Water & Sewerage

Broadband & Mobile Signal: Refer to the Ofcomwebsite

Mays are part of the Property Ombudsman Scheme TPO - DO3138

TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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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 and close to bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village.

Lower Parkstone also falls within a highly regarded school catchment area, including Baden Powell Junior School, as well as several well-respected independent schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

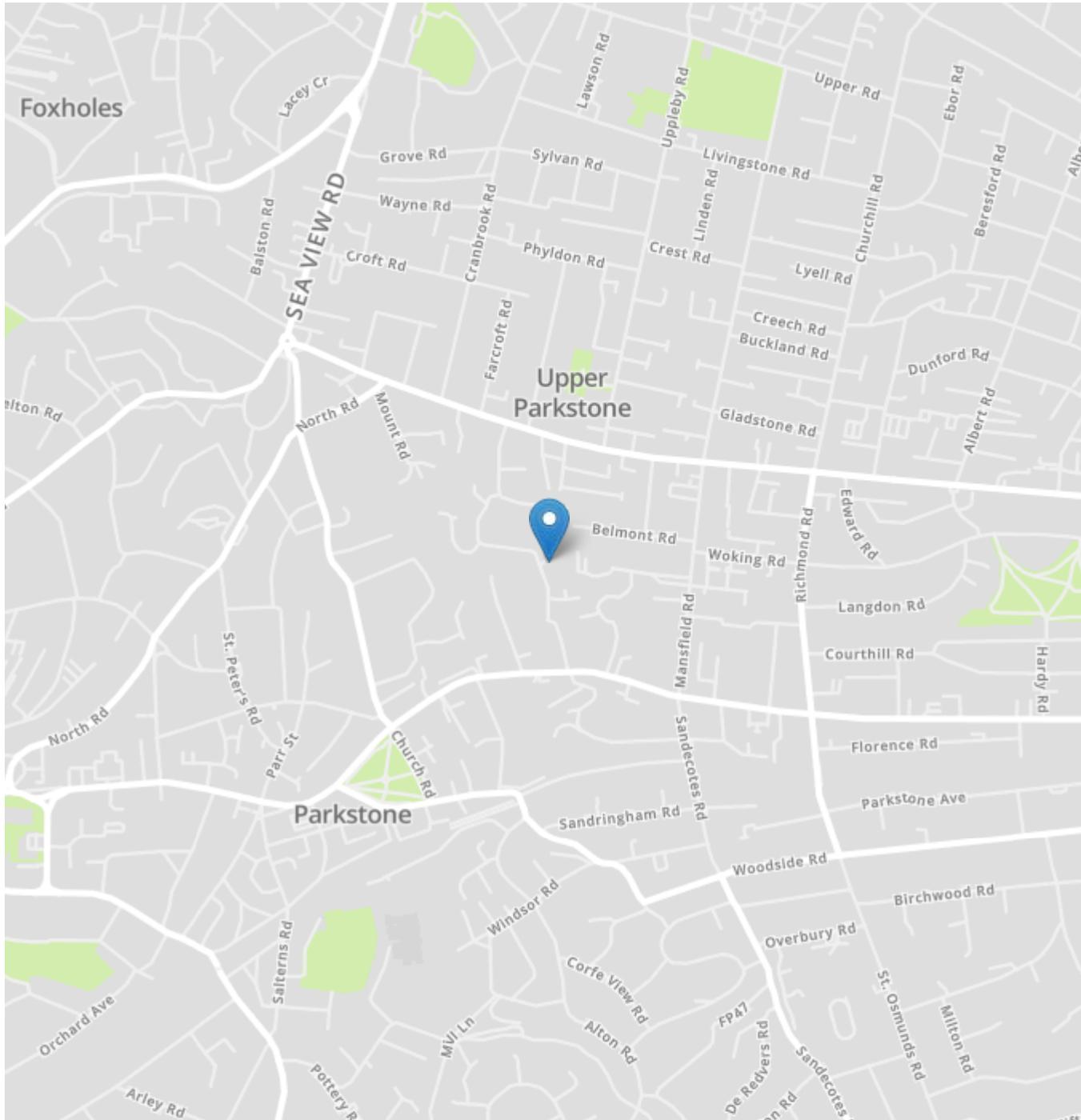


About Mays

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		77
(55-68) D		
(39-54) E	52	
(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.

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