

TO LET

62 Compton Avenue, Poole, Dorset
BH14 8PY



PHILIPPA SOLE



£3,950 pcm

Four double bedrooms

Three bathrooms

Off road parking for 3 cars

Golf Course Location

Large rear garden

Garage

Open plan kitchen / dining / living

Pet Friendly

BCP Council Tax band D - £2048.24

About this property

This wonderful family home is situated in Lower Parkstone directly adjoining the famous golf course. The property boasts four double bedrooms across three floors. The master suite boasts a walk in wardrobe, ensuite and elevated views over the rear garden. Located behind a secure gated entrance, there is ample off road parking and a garage.

As you step inside, you're greeted by a stylish modern interior, featuring a convenient downstairs toilet, a handy under-stairs cupboard, and an inviting open-plan living space. Spread across three floors, this property boasts four spacious double bedrooms, providing plenty of room for a family.

The well-appointed kitchen is bathed in natural light that pours through French doors. The ground floor features a generously sized lounge with a wall-mounted TV and an LED fire, with doors leading to a versatile playroom or office. There's also a smaller back room with direct garage access through a built-in cupboard. At the rear of the property, the doors open to a multi-level garden, adorned with a central walkway and direct access to the golf course, creating a perfect outdoor playground and entertainment area.

The first floor is home to a luxurious master suite, complete with a generous walk-in wardrobe and an ensuite for your comfort. This floor also comprises three additional double bedrooms. On the third floor, another bedroom with an ensuite awaits, along with a walk-in dressing room. Each floor offers captivating views of the expansive rear garden, which connects to the golf course.

The property is enclosed by two secure electronic gates, offering not only peace of mind but also ample off-road parking and a convenient garage.

Location

Located in the highly desirable Lower Parkstone, the property backs directly onto the renowned Parkstone Golf Course and is centrally positioned to make the most of the area's celebrated leisure facilities.

Within approx. 30 minutes in every direction, you are able to walk to the cafes, restaurants and bars at the villages of Canford Cliffs, Lilliput and Ashley Cross; and also reach the water's edge and watch the magnificent sunset at Evening Hill overlooking Poole Harbour and Brownsea Island.





| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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