

Hatherden Avenue, Lower Parkstone BH14 0PJ

£875,000 Freehold

**MAYS**  
ESTATE AGENTS





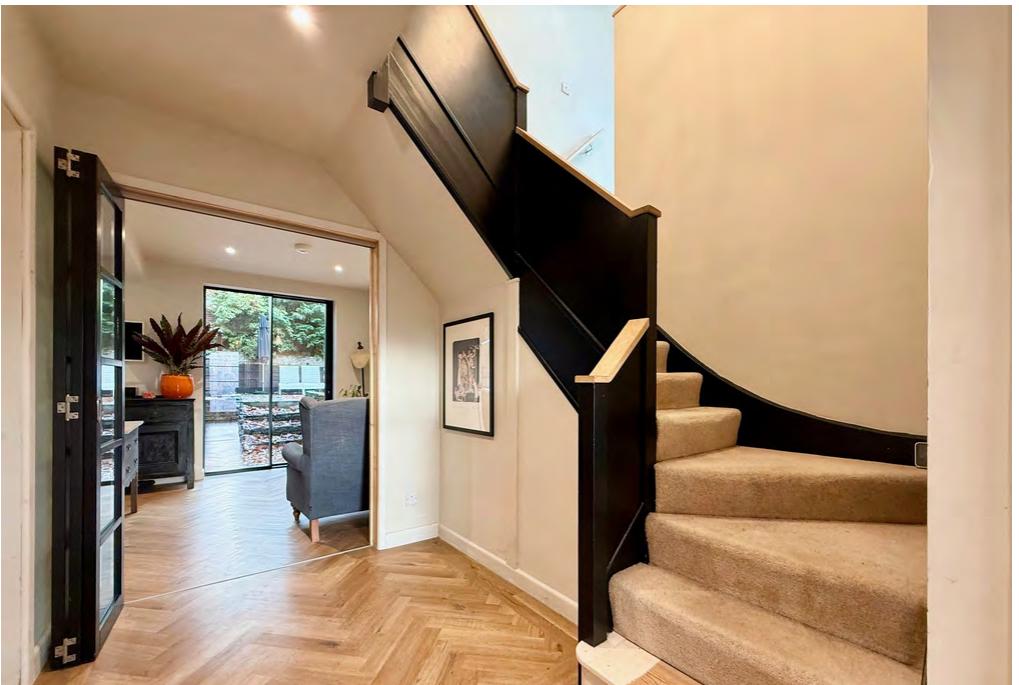
**MAYS**  
ESTABLISHED 1985

## Property Summary

A skilfully extended and beautifully improved four-bedroom, two-bathroom detached residence, privately positioned at the head of a quiet no-through road, just a short distance from the vibrant amenities of Ashley Cross Village.

## Key Features

- Skilfully extended family home
- Four bedrooms and two bathrooms
- Front lounge reception room
- Open plan kitchen/dining space
- Quality feature lighting throughout
- Separate home office
- First floor feature vaulted ceiling
- Side access and off-road parking for various vehicles
- Low maintenance rear garden
- Desirable Lower Parkstone location





## About the Property

Privately positioned at the head of a quiet no-through road, this beautifully improved four-bedroom, two-bathroom detached residence perfectly combines modern family living with an enviable setting, just moments from the vibrant amenities of Ashley Cross Village.

Approached via a tree-lined avenue, the property enjoys excellent curb appeal, with a deep driveway leading to an inviting open front porch.

Upon entering, you're welcomed by elegant herringbone flooring which flows through the hallway, connecting the front lounge, open-plan kitchen/lifestyle space, and ground floor cloakroom.

At the heart of this stunning home lies the open-plan kitchen, living and dining area - thoughtfully designed with distinct zones for cooking, dining and relaxation. This bright, social space is enhanced by three full-height sliding doors, opening onto a sunny patio terrace and low-maintenance landscaped garden. From the dining area, a dedicated study provides an ideal work-from-home solution or quiet retreat.

To the front of the home, the separate lounge offers a cosy and peaceful setting – perfect for family movie nights or relaxed evenings in.

Rising to the first floor, a striking glass chandelier and feature vaulted ceiling flood the landing with natural light. A full-height picture window and cleverly designed storage loft accessed via a ladder add both practicality and architectural interest. This upper level hosts the fourth bedroom and a modern family bathroom, forming a private “wing” of the home.

Across the landing, you'll find three further well-proportioned bedrooms, including a generous main bedroom, complemented by a second family bathroom.

Externally, the property offers low-maintenance hard landscaping, with multiple terraces ideal for al fresco dining and entertaining. There is side access and ample off-road parking for several vehicles.

This property presents an exceptional opportunity to acquire a thoughtfully extended family home in one of Ashley Cross's most desirable positions - with further potential to personalise and make it your own.

Tenure: Freehold    Council Tax Band: D

EPC rating: E

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website

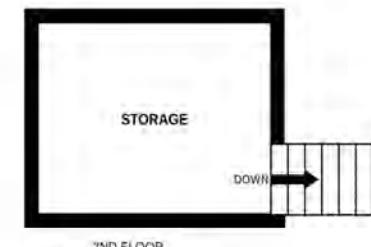
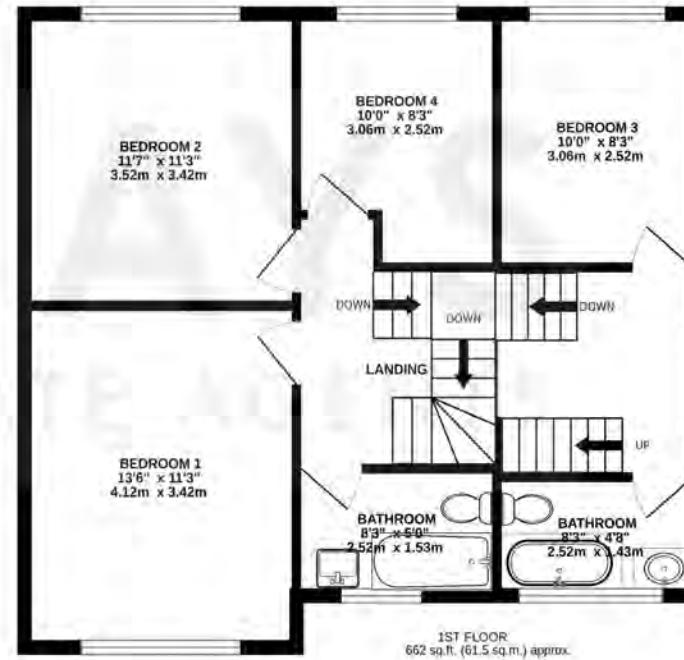
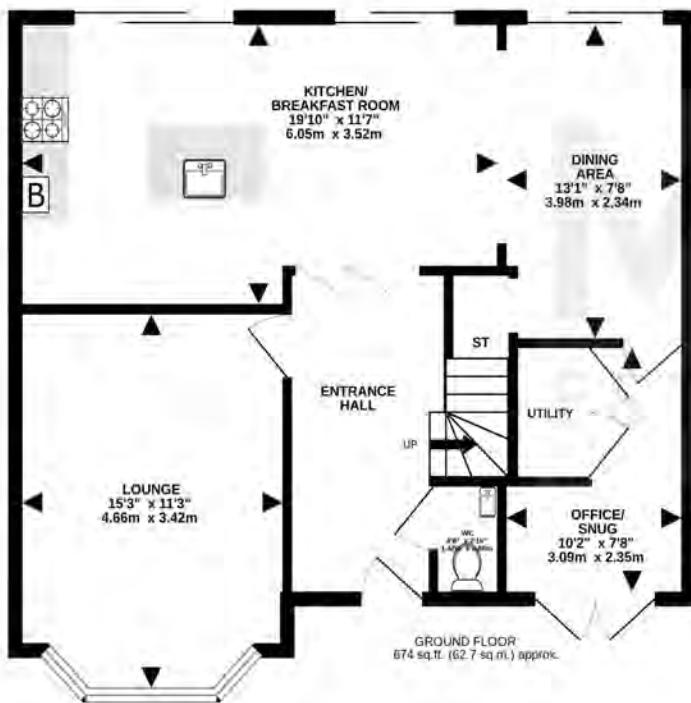
Mobile Signal: Refer to Ofcom website

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**TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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.

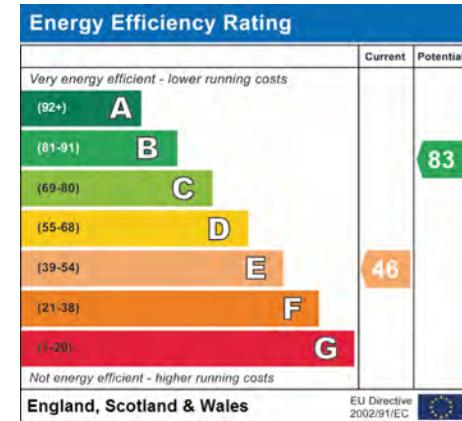
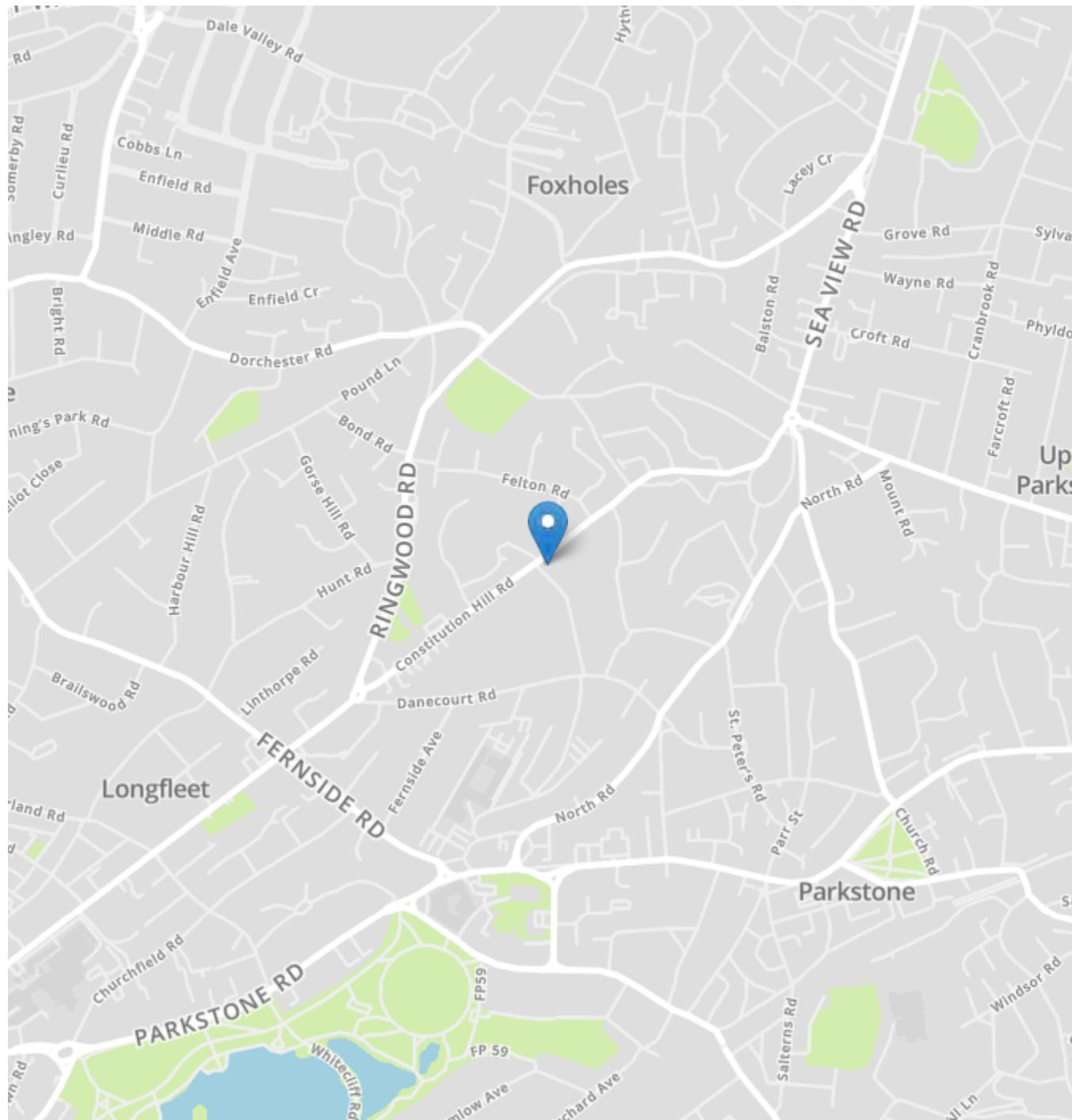


## About Mays

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.



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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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