

Caledon Road, Penn Hill BH14 9NL

Guide Price £670,000

**MAYS**  
ESTATE AGENTS









## Property Summary

Set on one of Penn Hill's most sought-after roads, this charming three-bedroom detached home offers exceptional space and versatility across three well-appointed storeys. Occupying a generous plot with beautifully landscaped gardens, private gated access, a detached garage, and remarkable potential for further enhancement, this property presents a rare opportunity in a prestigious setting.



## Key Features

- Deceptively spacious three bedroom detached residence
- Highly desirable Penn Hill location
- Arranged over three storeys
- Annex potential (STPP)
- Detached garage
- Beautiful gardens
- Added value potential
- Within favoured local school catchment





## About the Property

Tucked away behind private gates and approached via a lengthy driveway, this residence offers a welcoming sense of privacy and exclusivity. The ground floor features a bright front-facing lounge, a separate formal dining room, and a well-connected kitchen ideal for family living. To the rear, a cosy snug – currently arranged as a home office – enjoys serene, elevated treetop views over Lower Parkstone. A convenient shower room and WC on this level provide the flexibility for ground floor living arrangements, perfect for multi-generational households or guest accommodation.

Upstairs, three generous double bedrooms are complemented by a family bath/shower room, all arranged to maximise natural light and comfort.

The lower ground floor is a standout feature of this home, offering a suite of four adaptable rooms with independent access. Currently in use as a home office, wine store and garden room, this level is perfect for those seeking a self-contained workspace, creative studio, or potential annex (STPP).

Externally, the property is positioned on an elevated plot, offering leafy views and a high degree of privacy. The landscaped rear gardens feature patio terraces, mature borders, and various seating areas for year-round enjoyment. The detached garage to the rear and side access add further practicality and appeal.

Located in the heart of Penn Hill, this residence is ideally positioned for access to local amenities, reputable schools, and excellent transport links, while still retaining a peaceful, secluded feel.

Tenure: Freehold

Council Tax Band: E





## INCLUDING OUTBUILDING

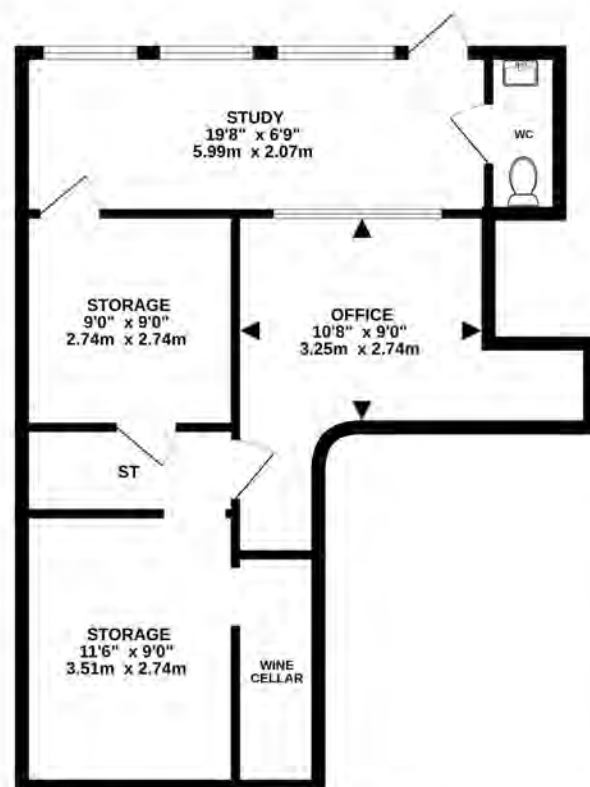
TOTAL FLOOR AREA : 1996 sq.ft. (185.4 sq.m.) approx.

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.

Made with Metropix ©2025



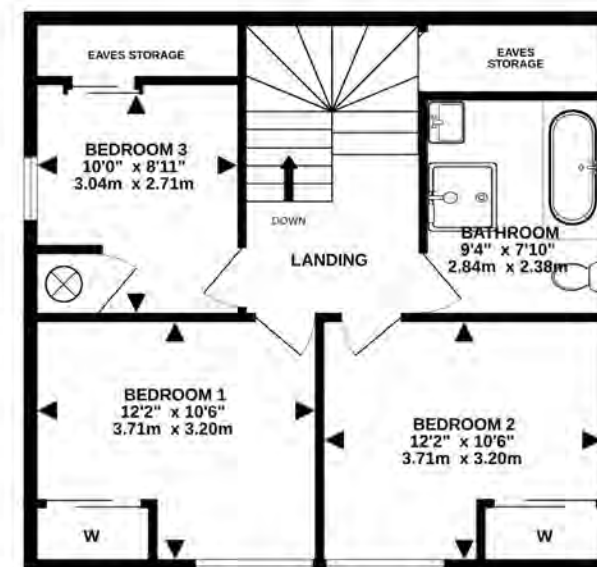
OUTBUILDING  
168 sq ft. (15.5 sq m.) approx.



BASEMENT (LOWER GROUND)  
FLOOR  
555 sq ft. (51.7 sq m.) approx.



GROUND FLOOR  
734 sq ft. (68.2 sq m.) approx.



1ST FLOOR  
883 sq ft. (81.5 sq m.) approx.







## About the Location

Penn Hill village enjoys a variety of café bars, restaurants and an interesting collection of specialist shops. This popular location is home to a mixture of character and modern properties, with excellent communications to the town centres of Poole and Bournemouth, as well as the blue flag beaches at Branksome Chine and the world-famous Sandbanks peninsula. Within a short distance from Parkstone railway station with direct links to Southampton and London, this convenient location is ideal for a family home, but also a popular choice for a second home. Penn Hill also lies within a favoured school catchment area.

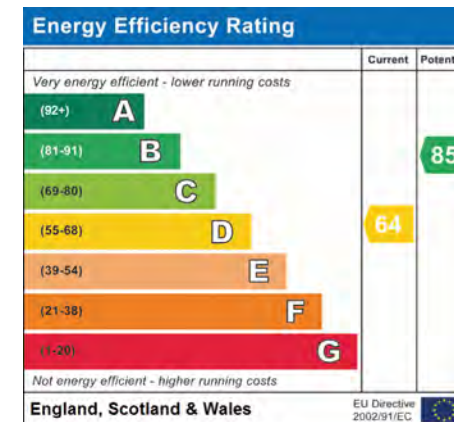
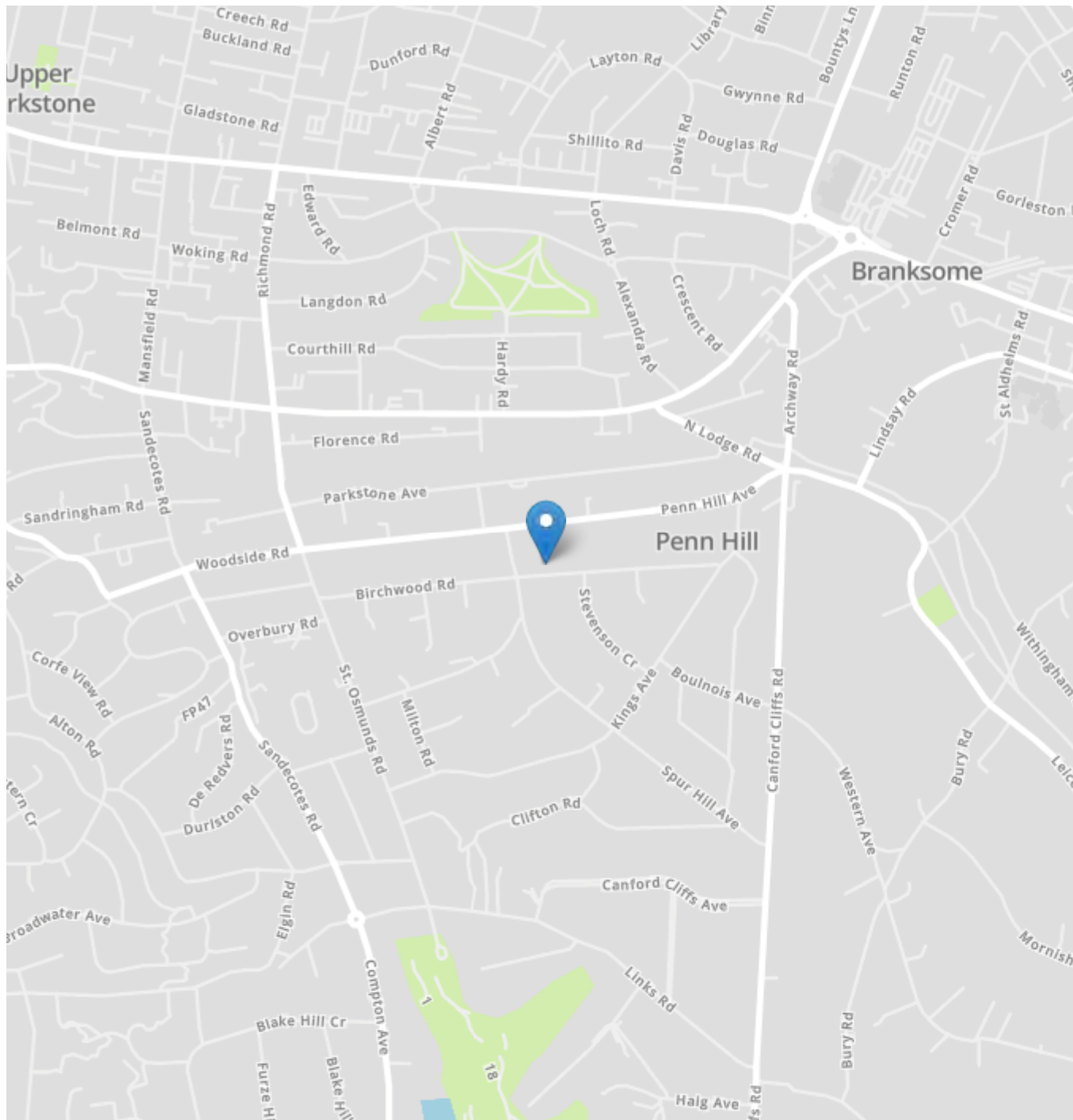


## About Mays

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.



### 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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

# MAYS

ESTATE AGENTS