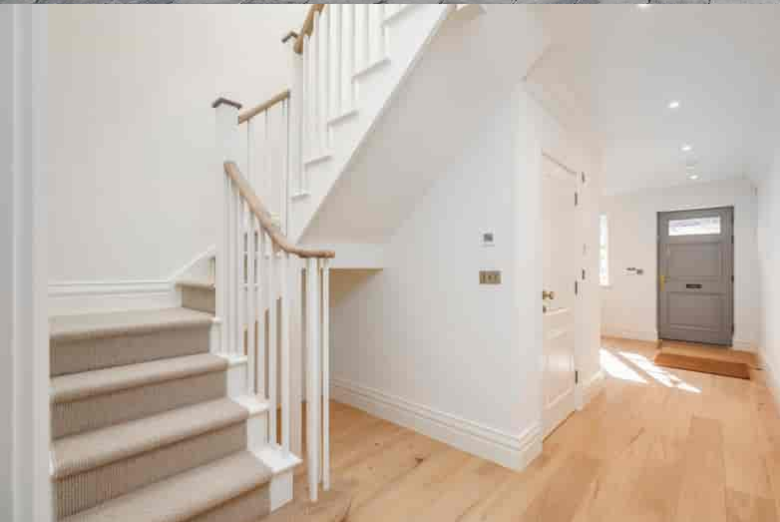


FOR SALE

Haven, Clifton Road, Lower
Parkstone, Poole, Dorset BH14 9PP



PHILIPPA SOLE



£1,370,000

4 double bedrooms - 2 ensuite

Good size rear garden with large sun terrace

High specification throughout with 10 yr structural warranty

Integral garage & generous driveway

Bespoke Leicht kitchen with separate pantry / utility room

Outstanding detached house with contemporary interior

GF - 1231 sq.ft (114.37 sq.m) FF - 936 sq.ft. (86.93 sq.m)

Freehold

About this property

Discover this stunning new two-storey residence featuring 4 bedrooms and 3 bathrooms. Perfectly blending a classic exterior with a contemporary interior, this property offers an open-plan living space designed for modern living. Indulge in high-end specifications, highlighted by a sleek LEICHT kitchen and a beautifully landscaped garden. This exceptional home is an irresistible opportunity you won't want to miss.

Introducing one of two brand-new homes crafted by Coane Construction, located on one of the area's most prestigious roads. These residences showcase traditional architecture paired with beautifully appointed contemporary interiors and level, family-friendly gardens; these homes are sure to appeal to many.

Spanning more than 2,200 square feet, this home features an open-plan, lifestyle room that seamlessly integrates the kitchen, informal dining, and relaxed living areas, enhanced by a small split level. Upstairs, you'll find four double bedrooms and three bathrooms, with the principal bedroom also offering a dressing area. Built with a 10-year structural warranty, this home boasts a high-end specification, including a luxury Leicht kitchen with a centre island, breakfast bar, Siemens appliances, combi-microwave, Quooker hot tap, quartz countertops, zoned underfloor heating, a 4KW solar system, and LED lighting throughout. The front of the property provides a generous driveway and garage, while the rear garden features a level lawn and a private sun terrace. These exceptional homes present a rare opportunity for those seeking quality and elegance in a prestigious location.

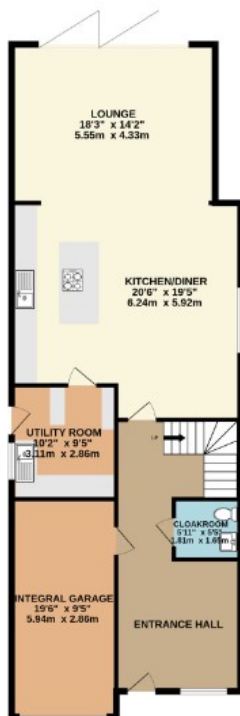
Location

The Lower Parkstone area provides convenient access to the acclaimed Blue Flag beaches, which stretch from Bournemouth to Sandbanks. These beaches offer the warmest temperatures in the UK and breathtaking views of the Isle of Wight and Purbeck Hills. Just a short walk away, Penn Hill Village features a variety of shops, restaurants, and bars. Additionally, Bournemouth and Poole town centres are nearby, offering a wider selection of high street shops. The Bournemouth Wessex Way is close by, providing direct access to the M27 / M3 motorway, making the London Transport Network just a 1 hour 30 minutes commute. Main train routes from Poole, Parkstone, or Branksome stations connect to the Weymouth to London Waterloo South West train service.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures 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 a guide by any prospective purchaser. The services, materials and specifications shown here may not be available and/or the availability of such services or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PHILIPPA SOLE

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