

FOR SALE

Shearwater, 1b Harbour View
Road, Lower Parkstone, Poole,
Dorset BH14 0PD



PHILIPPA SOLE



£799,950

No forward chain

Solar Panels to the roof

4 double bedrooms/3 bath/shower rooms

Open plan living/dining room

Level south facing garden

Garage and off road parking

Stylish, contemporary living with exceptional presentation throughout.

Viewing essential to appreciate the size of the accommodation

Council Tax Band F - £3102.30

Freehold

About this property

A substantial, four bedroom, three bathroom, detached house located very close to Ashley Cross with the beaches at Sandbanks just a short drive away. The property has been finished to the highest standard with viewing highly recommended.

This contemporary, New England style property was built approximately 10 years ago. Nestled on a spacious corner plot enjoying the sun all through the day. Immediately on entering the property you are aware of the light and spaciousness which is to be found throughout. The entrance hall, with wc, cloak cupboard plus additional understairs cupboard with fitted manifolds for the under floor heating, leads via double opening doors into the lounge/dining room. An exceptionally large room, the layout is down to your own imagination due to its size, this has bi-folding doors directly onto a paved patio and level lawned garden beyond. The wrap around garden offers a good degree of privacy and seclusion perfect for a family, entertaining or simply lying in the sun and relaxing. The kitchen is semi open/plan from the lounge/dining room, with white high gloss fitted units, complemented by black granite worktops and various integrated appliances. The hallway with statement glass and wood staircase leads to the first floor, on this level there are three bedrooms all with fitted wardrobes, one with en suite and the other two serviced by the family bathroom. The principal bedroom enjoys the luxury of the entire top floor, with walk-in wardrobe providing hanging and storage plus a large en suite shower room.

Location

The property is located in the Court Hill and Baden Powell school catchment area and within walking distance of local shops in Ashley Cross village, which has a strong sense of community and an eclectic mix of shops, cafe's, pubs and independent retailers. There is also a train station with a direct line to London Waterloo in approximately 2 hours and good bus connections into nearby Poole and Bournemouth. Poole Harbour, the second largest natural harbour in the world, is around 5 minutes drive away from Ashley Cross where yacht clubs, marinas, viewpoints, wind and kite surfing areas can be found alongside the world renowned golden Sandbanks beaches. Beyond this is the Isle of Purbeck which is a rural peninsula accessed by a chain ferry and providing excellent road and mountain biking terrain and also beautiful, quieter, beaches.





GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 floorplan 100/10)

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(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	

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