

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
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45A STRATA, CLIFTON ROAD, POOLE, DORSET,  
DORSET, BH14 9PW





## ABOUT THIS PROPERTY

£1,475,000

4 double bedrooms

Superb views

3 Bathrooms

Integral garage

Exceptional kitchen /  
living space

Seperate living room

Luxurious master suite

Cul-de-sac location

Freehold

[Click here for virtual tour](#)

A truly exceptional example of a contemporary well designed 4 bedroom home. This property enjoys beautiful southerly views over the Golf Course towards the harbour. Constructed 6 years ago and acquired off plan by the current owners, this stunning home is finished to exacting standards and is flooded with light.

On entering the property, you are immediately greeted with light and space. The split-level entrance hall leads to a truly exception kitchen / living / day room with vaulted ceilings and floor-to-ceiling windows. This area enjoys double doors leading on to the level south-facing rear garden and a spacious dining and living space with a feature island and fireplace. On the ground floor is a study, utility room, and integral garage.

A walnut and glass staircase leads you to the first floor, where there are three double bedrooms one with en-suite. The sitting room is situated on this floor and both the sitting room and second bedroom enjoy access to a fabulous terrace which overlooks the landscaped garden. This area is ideal for entertaining with planting and an electronically operated sun blind.

The top floor is given over entirely to a luxurious master suite, featuring its own private terrace affording superb views over Parkstone Golf course towards Poole Harbour and Sandbanks. From the bedroom is a well-appointed dressing room and opulent en-suite with floor to ceiling windows, shower and bathroom.

Externally, the gardens have been landscaped and offer a large entertaining area. On the lower level is a summer house and storage shed.

## LOCATION

Located in one of Lower Parkstone's most desirable roads, on the south side of the cul-de-sac. This contemporary home is just moments away from the view point and footpath leading to Links Road and Parkstone Golf Course. The local villages of Penn Hill and Canford Cliffs are within easy reach with their selection of bars and restaurants, as are the rest of the area's renowned leisure facilities including the Blue Flag beaches at the world famous Sandbanks Peninsula and Poole Harbour with its array of private Yacht clubs and water sports facilities. Parkstone Station is on South West Train's direct service into London Waterloo taking approximately 2 Hours with Poole and Bournemouth Stations also within easy reach.



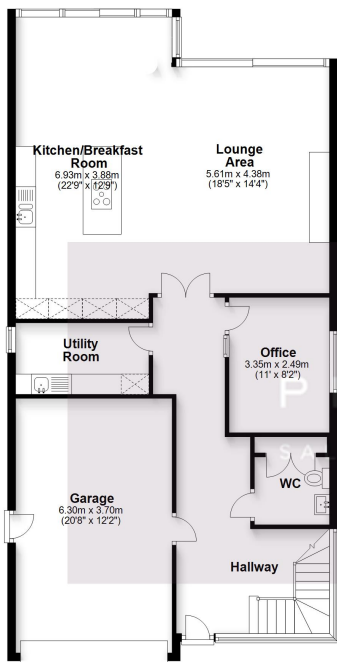






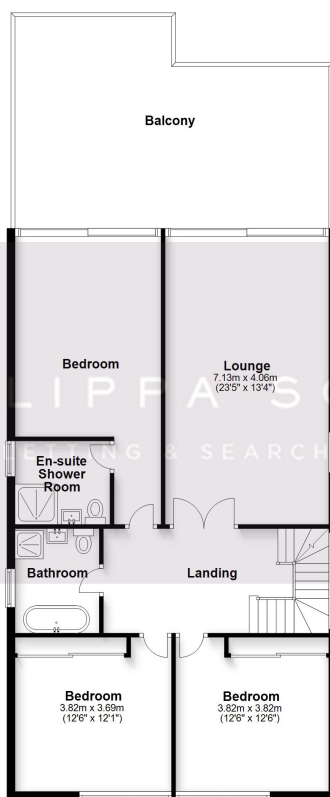
#### Ground Floor

Approx. 115.2 sq. metres (1240.1 sq. feet)



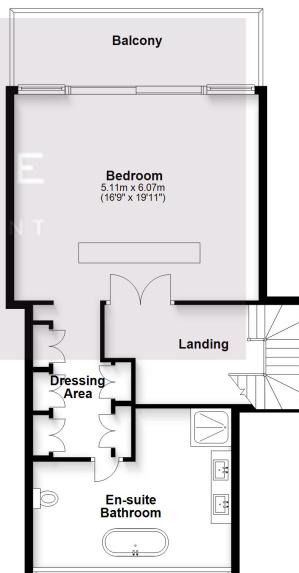
#### First Floor

Approx. 141.9 sq. metres (1527.7 sq. feet)



#### Second Floor

Approx. 79.0 sq. metres (850.5 sq. feet)



Total area: approx. 336.2 sq. metres (3618.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanIt.

#### Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		84	89
EU Directive 2002/91/EC			

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