

Buckler Heights, Lower Parkstone BH14 8TA  
£900,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

### **\*\*50% STAMP DUTY PAID\*\***

A superbly positioned and private four double bedroom, two-bathroom contemporary townhouse forming part of a small collection of only four luxury homes. Enjoying elevated treetop and Poole Harbour views, landscaped grounds, a high level of finish, flexible accommodation spanning over 2600 square feet and all in walking distance to vibrant Ashley Cross Village.



## Key Features

- Modern & exclusive development of four luxury Townhouses with a private gated approach
- Over 2600 square feet of flexible & stylish accommodation
- First floor kitchen/diner & separate living room leading to a spacious terrace with stunning harbour views
- Ground floor versatile reception space & utility room
- Top floor bedroom suite with a luxury bathroom
- Three further double bedrooms & a family bathroom
- Integral garage plus parking for two vehicles
- Elevated treetop & harbour views
- Prime location close to Ashley Cross Village & Parkstone Train Station
- Buyer Incentive : 50% Stamp Duty Paid





## About the Property

**\*\*BUYER INCENTIVE : 50% STAMP DUTY PAID\*\***

Designed by award-winning architect, David James, and nestled in a private gated development of just four luxury houses is this unique four double bedroom, two-bathroom Townhouse spanning approximately 2628 square feet.

Entering the development via electronically operated gates, a block paved driveway leads to the open front porch. At ground floor level a spacious entrance hall leads to an integral garage, cloakroom and to the impressive galleried mezzanine, allowing a flood of natural light into the property via a floor to ceiling picture window. On the lower ground floor level is a versatile reception space perfect as a hobbies room or for entertaining and a separate utility room. This space enjoys access to the landscaped private garden offering an attractive rear wooded outlook.

Rising to the first floor, at the front of the property is a modern kitchen/dining room which includes a range of integrated appliances, stone worktops and a stylish mirrored breakfast bar. To the rear elevation is a well-presented separate living room that leads out onto a spacious terrace enjoying stunning sunset harbour views. The second floor occupies two double bedrooms, a study/bedroom four as well as a generous sized modern family bathroom.

The main bedroom suite resides entirely on the top floor with a feature-lit walk-in wardrobe and glass Juliette balcony, affording beautiful tree top views. The luxury ensuite bathroom includes a walk-in shower and an impressive standalone bath. The property also benefits from network cables in all rooms and gas-fired underfloor heating.

Externally the grounds have been well landscaped with various decked areas to enjoy and to the front of the property is a parking space in front of the integral garage and allocated visitors parking.

With elevated treetop and Poole harbour views, a high level of finish and flexible accommodation to suit a variety of purchaser types, this contemporary home in our view has it all. Not forgetting the immediate location and proximity to Ashley Cross Village, with its array of bars and restaurants, chic boutiques and coffee shops. A home within walking distance from the central green and the Parkstone mainline railway station, offering a direct line into London Waterloo in approximately 2 hours.

Tenure: Freehold

Council Tax Band: F



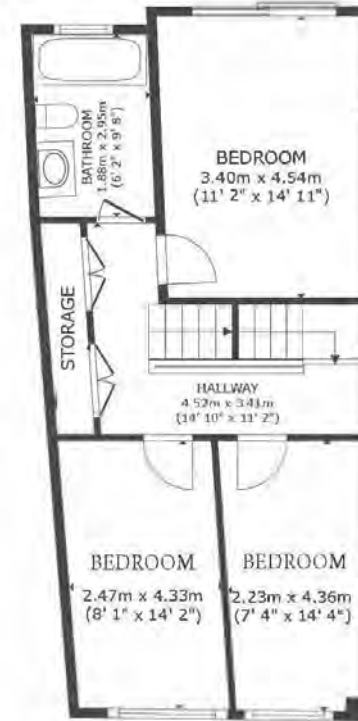
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4



FLOOR 5

**GROSS INTERNAL AREA**  
FLOOR 1 29.8 m<sup>2</sup> (321 sq.ft.) FLOOR 2 24.6 m<sup>2</sup> (265 sq.ft.) FLOOR 3 54.1 m<sup>2</sup> (582 sq.ft.)  
FLOOR 4 56.1 m<sup>2</sup> (604 sq.ft.) FLOOR 5 46.0 m<sup>2</sup> (495 sq.ft.)  
**EXCLUDED AREAS :** GARAGE 20.9 m<sup>2</sup> (225 sq.ft.) BALCONY 12.6 m<sup>2</sup> (136 sq.ft.)  
**TOTAL : 210.6 m<sup>2</sup> (2,267 sq.ft.)**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## 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 vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private 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.

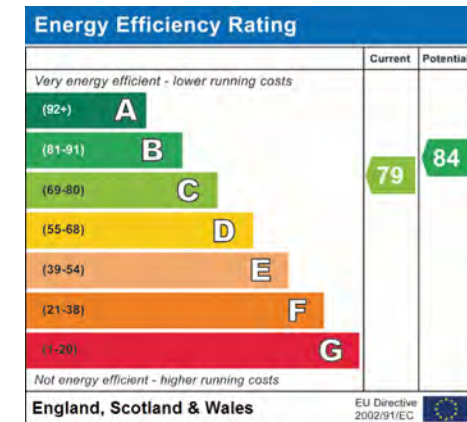
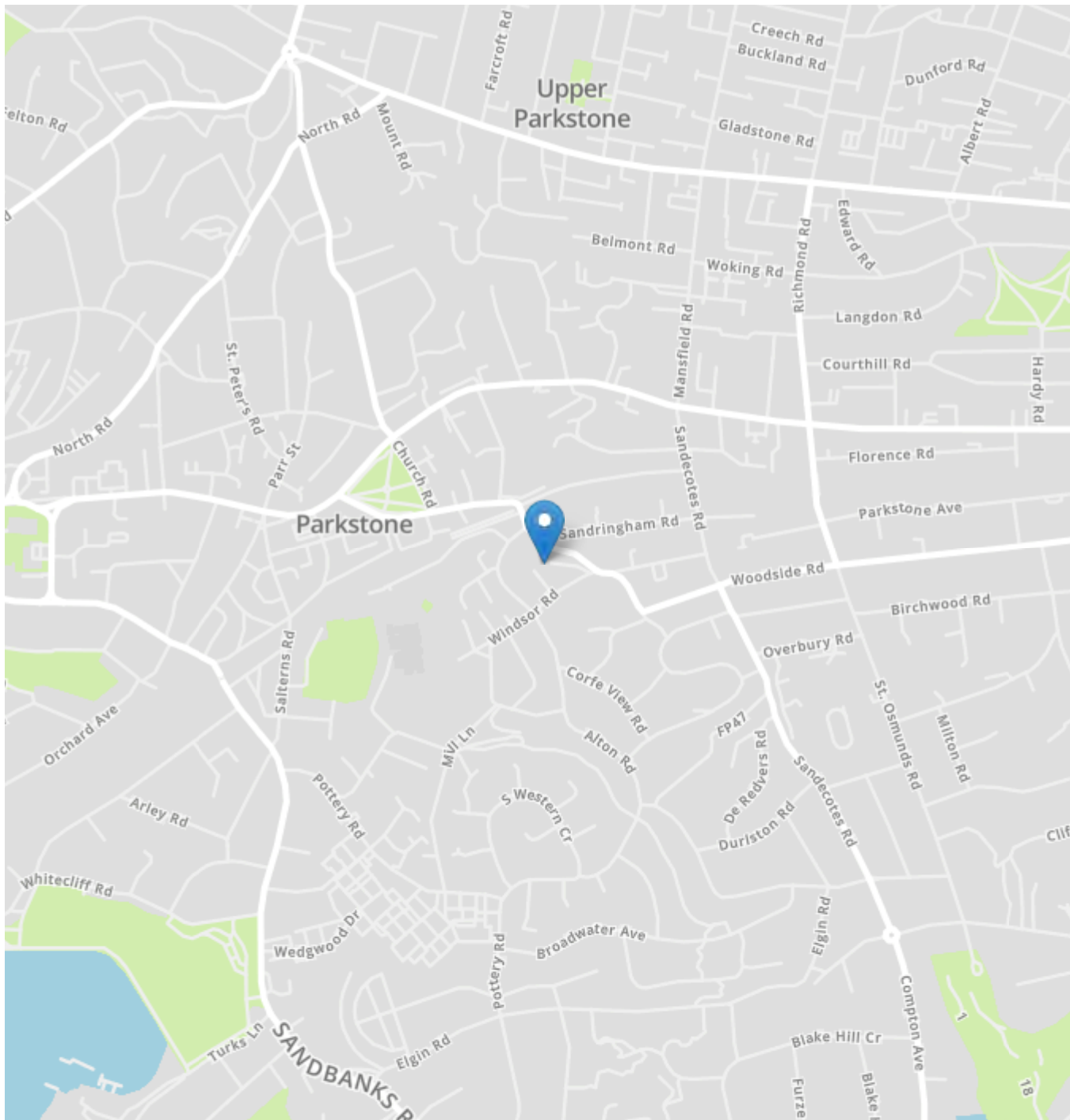


## About Mays

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.



#### 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)

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