

Compton Avenue

Lower Parkstone, Poole, Dorset, BH14 8PY



HEARNES

WHERE SERVICE COUNTS



A beautiful Sylvan setting is one of the attractions of this lovely home which is ideally located for beaches, marinas and local shops, bars and restaurants in Canford Cliffs, Ashley Cross and Lilliput



“An architect designed individual home having been extended and remodelled and backing onto Parkstone Golf Club”

FREEHOLD PRICE £1,250,000

An outstanding split level 5 bedroom, 5 bathroom, 3 reception room detached family home affording light and airy accommodation with a good degree of versatility. The property was remodelled and extended in 2016/17 from an original bungalow and has been designed to allow personalisation for the incoming buyer. It backs directly onto Parkstone Golf Club and has a gate into the Club House car park, ideal for the keen golfer. The interaction between interior and exterior is maximised by wide bi-fold doors and generous windows affording a sylvan outlook.

- Stunning 5 bedroom, 5 bathroom architect designed home
 - All bedrooms have en suite shower/bathrooms
 - Master and second suites both have walk-in wardrobes
- 3 reception rooms (2 could be used as additional bedrooms)
 - Additional bathroom on ground floor
- Fully fitted kitchen/dining room with doors leading to rear garden
- Carriage driveway providing comfortable parking for three vehicles and leading to the garage
 - Gas fired heating via underfloor & radiators
 - Contemporary double glazing throughout
- Stunning lounge with dual aspect bi-fold doors to garden
 - Over 3000 sq ft of split-level accommodation
- Premier established residential location just one mile from Salterns Marina
- Extensive low voltage ceiling downlights throughout as well as subdued lighting in the lounge and various feature LED lights.

This lovely home is set in one of the area's prime locations adjacent to Parkstone Golf Club and within a mile of Salterns Marina. The local shops in Lilliput are less than three quarters of a mile away and Canford Cliffs Village is within a mile and a half. Various pleasant walks through chines or along the harbourside lead to the superb beaches that the area is famous for all between 1.5 and 2 miles away.

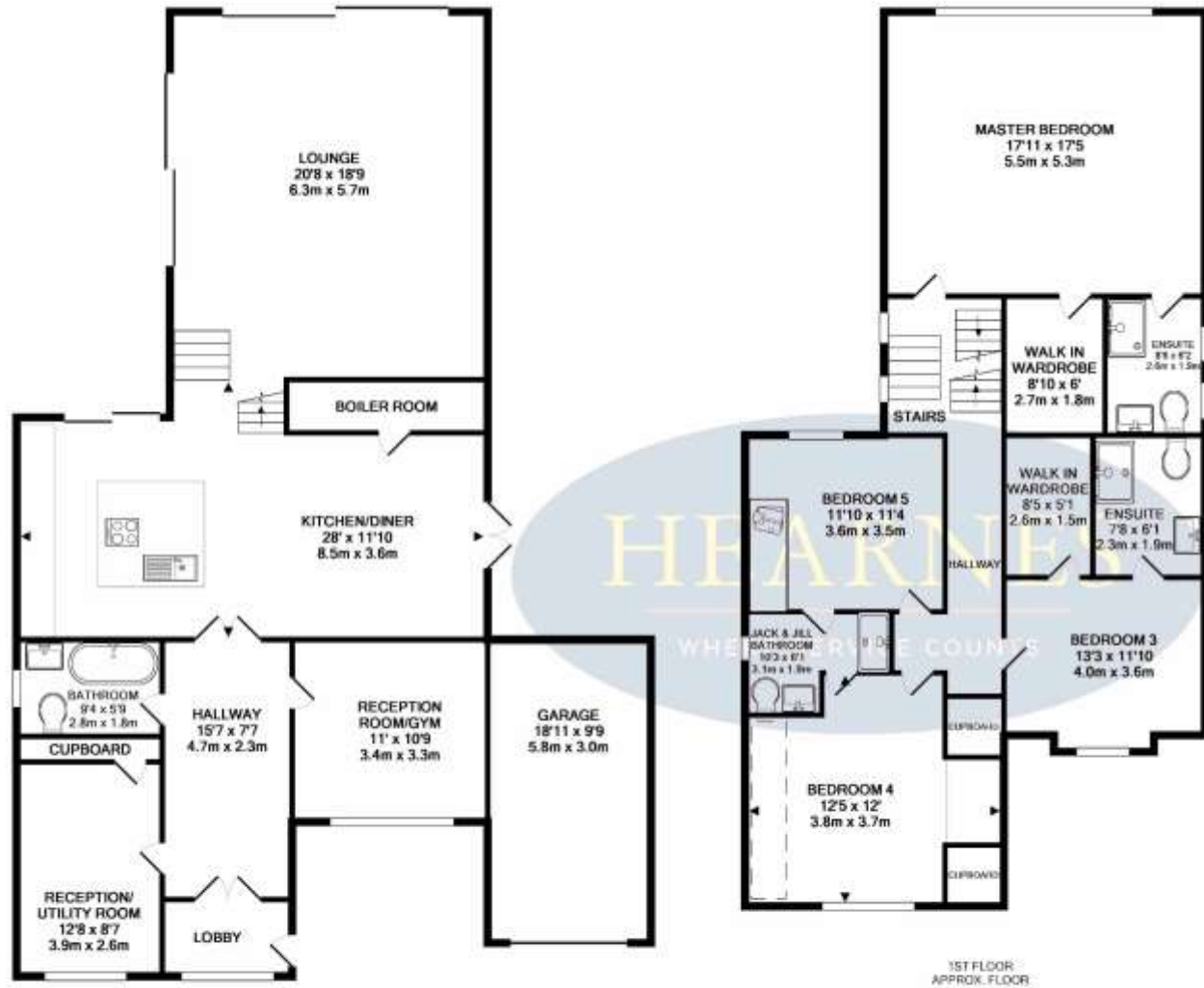
London 100 miles. Southampton 35 miles. Bournemouth airport 9 miles. Bournemouth Town Centre 3.5 miles. Poole Town Centre 2.5 miles. Mainline Railway Station less than a mile at Ashley Cross.

COUNCIL TAX BAND: G

EPC RATING: C







GROUND FLOOR
APPROX. FLOOR
AREA 1435 SQ.FT.
(133.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1116 SQ.FT.
(103.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2919 SQ.FT. (271.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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2ND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)





The interaction between the interior and the gardens has been particularly well-planned with wide bi-fold doors and a generous use of large windows throughout the accommodation affording an outlook of greenery from many aspects. Backing directly onto Parkstone Golf Club, there is even a gate at the bottom of the garden leading to the Club House car park, ideal for the keen golfers. Parkstone is one of the premier golf clubs in the area with spectacular harbour views from area of the course. The gardens itself is well established with numerous and varied trees, shrubs and flowers as well as high hedge boundaries providing a good degree of privacy.



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