

Heavytree Road, Lower Parkstone, BH14



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ESTATE AGENTS

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# What it's got.

Nestled in a sought-after location, this impeccably presented property offers a lifestyle of refined elegance and comfort. Every detail of this home has been meticulously designed, creating an ambience of sophistication and style.

As you step inside, you are greeted by a seamless flow of versatile and flexible accommodation that can be tailored to suit individual needs. The main living area is located on the upper floor, featuring an open plan kitchen/ diner and generous lounge area. The kitchen provides ample cupboard & work top space with two built in ovens & two fridges, freezer & dishwasher and a breakfast island, it's great for dining experiences and socialising with family & friends. This lounge is bathed in natural light and offers panoramic views of the picturesque harbour, lending a sense of tranquillity and luxury to every-day living. If you like entertaining you will love this room!

The property boasts four/five ground floor double bedrooms, providing ample space for both family living and entertaining guests. With three bathrooms, convenience is paramount. Additionally, a utility room ensures practicality for modern living.

For those who appreciate outdoor living, a south-westerly facing garden, sun terrace and rear courtyard provide ideal spaces to relax and soak in the surrounding beauty. The sun terrace, in particular, offers a perfect setting to enjoy the stunning views that this property has to offer whilst al-fresco dining or enjoying a morning coffee.

Convenience is key with this property, as it comes complete with a garage and off-road parking, providing ease and security for vehicle owners. Furthermore, the property presents a great home and income opportunity, making it an appealing option for investors or those looking for a property with dual benefits.

In summary, this property offers the perfect combination of style, functionality, and location. Whether you are looking for a great family home or an Airbnb opportunity, this residence is sure to exceed expectations and provide a luxurious and comfortable living experience. Schedule a viewing today to discover the endless possibilities that this property has to offer. Agents note; The property is currently being ABNB'd so we only have select days and times we can accommodate viewing.







## What the owner says.

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“The property stands proudly on the corner of Heavytree Road, offering breathtaking panoramic views of the harbour due to its elevated position. I will certainly miss both the stunning view and the expansive kitchen, which is equipped with two refrigerators and two ovens, making it an ideal space for both everyday cooking and socialising with friends and family.”



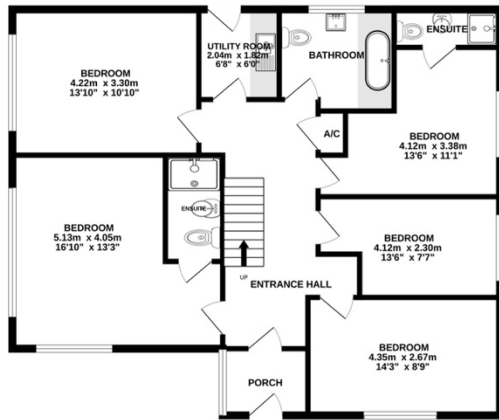
## Where it is.

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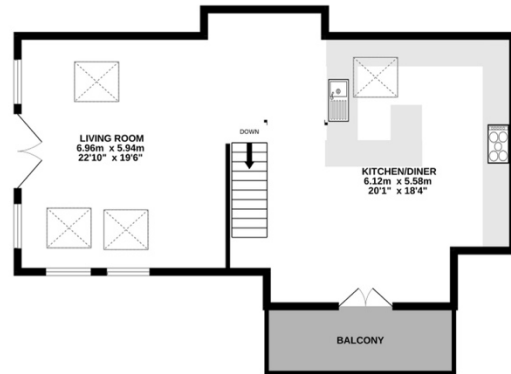
With its proximity to the train station and the thriving Ashley Cross village, this property is ideal for commuters and families seeking a well-connected location. The easy access to local amenities and transport links ensures a seamless daily routine. Furthermore, this property falls within the sought-after Courthill & Baden Powell school catchment area, making it an ideal choice for families looking to establish roots in a thriving community. The award winning beaches of Sandbanks are short drive or cycle away and both Poole & Bournemouth town centres are in easy reach.



GROUND FLOOR  
94.3 sq.m. (1015 sq.ft.) approx.



1ST FLOOR  
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 158.2 sq.m. (1703 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Technical bits.

- Approx 1703 Sq. Ft in accommodation
- Four/Five bedrooms & one/two receptions
- Great family home or ABNB opportunity
- Minute's walk of train station & Ashely Cross
- Garage & off-road parking
- Energy Rating C
- Versatile & flexible accommodation
- South Westerly facing garden plus rear courtyard
- Upstairs open plan kitchen/lounge/diner to benefit panoramic harbour views

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