

Compton Avenue, Lower Parkstone, BH14



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What it's got.

Situated in a sought-after residential road in an off road position, this captivating 4 bedroom house presents an exceptional opportunity for those seeking a property brimming with charm and character. Spanning approximately 2200 Sq. Ft of accommodation, this residence boasts many original features, including three reception rooms ideal for entertaining. The property features four double bedrooms, two bathrooms, and stunning views overlooking the tranquil golfing lake. The substantial plot offers immense development potential subject to obtaining planning permission, making it a rare find with endless possibilities. With scope for modernisation, this home has the potential to be transformed into a delightful family abode, with the added bonus of a creating a separate annexe or dwelling. Situated in the catchment area of esteemed schools such as Lilliput, Baden Powell, and St. Peters, this property also benefits from no forward chain, ensuring a smooth transition for the discerning buyer.

The vast exterior space of this property beckons with promises of relaxation and enjoyment, providing the perfect canvas for creating a serene outdoor oasis. With ample room for outdoor activities and gatherings, the garden presents a blank slate awaiting customisation to suit the homeowner's desires. Whether creating a picturesque garden retreat or a vibrant alfresco entertaining area, the outdoor space offers endless opportunities for creating your own personal sanctuary. With its seamless blend of traditional elegance and modern potential, this property stands out as a rare gem within this desirable neighbourhood, presenting a unique opportunity for those seeking a residence with both character and promise.

The property is perched in an off road position accessed via a shared winding driveway and cannot be seen from the main road.





What the owner says.

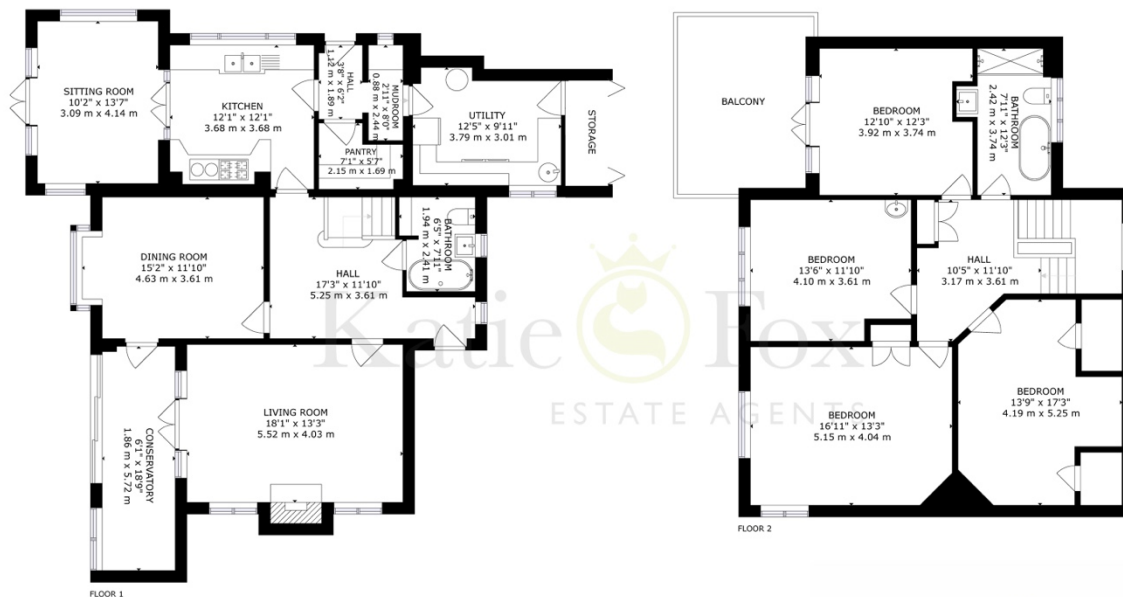
“We have loved living in this house with its versatility and flexibility it has worked well as a family home over the many years we have lived here. The location is great, with many hidden walks and viewpoints nearby. The rear garden is vast, great for children exploring, growing fruit and veg or could be developed. We hope that the next family will create as many lovely memories as we have.”



Where it is.

Situated in one of the area's most prestigious locations, just a short walk to the waters-edge of Poole harbour & Salterns Marina. Perfectly positioned with everything you want in easy reach. The local infant school is just a walk away and you will find Lilliput parade with its array of shops including the award-winning Mark Bennetts patisserie, Koi Noi Thai restaurant, T J's fish & chip shop and Tesco express. From here you can walk down to Salterns marina/ the harbour. A short walk, drive or cycle you will find the blue flag beaches of Sandbanks, Poole. Both Poole & Bournemouth town centres can be easily reached. Not forgetting Parkstone Yacht club and of course, Parkstone golf course which you back onto directly.





GROSS INTERNAL AREA
 FLOOR 1: 1159 sq.ft, 108 m², FLOOR 2: 1041 sq.ft, 97 m²
 EXCLUDED AREAS: CONSERVATORY: 115 sq.ft, 11 m², STORAGE: 14 sq.ft, 1 m²
 TOTAL: 2200 sq.ft, 205 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Approx 2200 Sq. Ft in accommodation
- Four double bedroom & two bathrooms
- Stunning views over the golf course and lake with direct access
- Rare opportunity with loads of potential
- No forward chain
- Lots of charm & character
- Three reception rooms
- Substantial plot with development potential STPP
- Sought after residential road
- Lilliput & Baden Powell school catchment

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.