

Clifton Road, Lower Parkstone, BH14



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# What it's got.

This is more than a house – it is a lifestyle. Tucked away in an extremely sought-after Lower Parkstone cul-de-sac close to excellent amenities and good schools, this striking modern home offers style, space, and versatility in abundance. From family life to entertaining and working from home the design adapts seamlessly to changing needs.

Set behind secure gates and a block-paved driveway the property opens out too beautifully appointed accommodation spread over three intelligently arranged floors. Every detail has been considered to maximise natural light, flow, and flexibility creating a home that is as practical as it is impressive.

The heart of the home is the open-plan kitchen, dining, and family area where full-width bi-fold doors spill out onto a balcony with sweeping views, the perfect spot for relaxed gatherings or al fresco dining. A second reception room, cosy snug/playroom and guest cloakroom enhance further living options too this level for you to enjoy.

Upstairs the principal suite is a sanctuary of calm and cosiness complete with a walk-in dressing room, luxurious en-suite and private terrace. Adjacent is a further double bedroom with dressing space nestling alongside a comprehensive family bathroom. This floor is completed by a remarkable vaulted studio room, a space that could be a gym, creative retreat, office, or additional bedroom enhanced by a galleried mezzanine boasting panoramic sylvan views and a sun-soaked balcony – a fantastic place to enjoy your morning coffee alone or with company.

The lower ground floor is wonderfully versatile offering a further double bedroom with ensuite and a large private guest suite with double bedroom, all-embracing bathroom and a sitting area with bi-fold doors to a terrace – ideal for visitors, teenagers or even as an independent living space. There is also a well fitted utility room with personal door to the outside where you will find the boiler room ideal for drying water sports equipment or additional storage to the garage.

The landscaped gardens are designed for both relaxation and entertaining offering multiple terraces and mature trees creating a sense of privacy, tranquillity, and affording discernible sun traps throughout the day in the spring/summer months. This forward-thinking home is also future-proofed with eco-conscious technology, including solar panels, zoned underfloor heating, rainwater harvesting, Cat6 cabling, and car charging point.







## What the owner says.

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"This is a much-loved home and we will be sad to leave it. It has provided the most perfect open, bright, and flexible accommodation, diverse amenity and place in which to form great memories, bring up our family, entertain friends and enrich our lives over the many years we have lived here. Being well tucked away towards the end of a quiet cul-de-sac in a seemingly semi-rural sylvan setting this location is perfectly positioned. Our neighbours are great and the wider Road benefits from a warm and supportive community."



## Where it is.

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Clifton Road is a popular tree-lined residential cul-de-sac leading to Clifton woods ideal for dog walkers. It is a 10 minute walk to Penn Hill village with an array of trendy bars & restaurants and amenities. From here you can walk to Branksome train station with direct routes to Waterloo, London. There is a pleasant walk from the house down to the beaches of both Branksome Chine & Canford Cliffs/Sandbanks. Both Poole & Bournemouth town centre are in easy reach. The local private & public schools are in walking distance and Poole & Parkstone grammar schools are an easy commute.





TOTAL FLOOR AREA : 271.8 sq.m. (2926 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.

- Impressive 2926 Sq. Ft in accommodation (excluding balconies, terraces & garage)
- Substantial detached family home over three floors
- Stylish & tastefully decorated throughout
- Open plan kitchen/diner/family room with pleasant tree-lined outlook
- Garage & driveway with electric charging point
- Versatile & flexible accommodation
- Energy rating B
- Large lounge / cinema room
- Quite & secluded cul-de-sac location
- Close to local public and private schools

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