



56 Links Road, Lower Parkstone, Poole BH14 9QR  
£1,425,000 Freehold





**EXQUISITE NEW ENGLAND STYLE RESIDENCE** featuring **FOUR SPACIOUS DOUBLE bedrooms**, offering an impressive **2114 SQ FT** of living space and crafted to an **UNPARALLELED LEVEL OF QUALITY**. Ideally located in close proximity to **Parkstone Golf Club**.

- Stunning New England style home
- Bespoke finish throughout
- Close to Parkstone Golf Club
- Electric Sliding gate
- Chain free

#### **Lower Parkstone**

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

#### **Description**

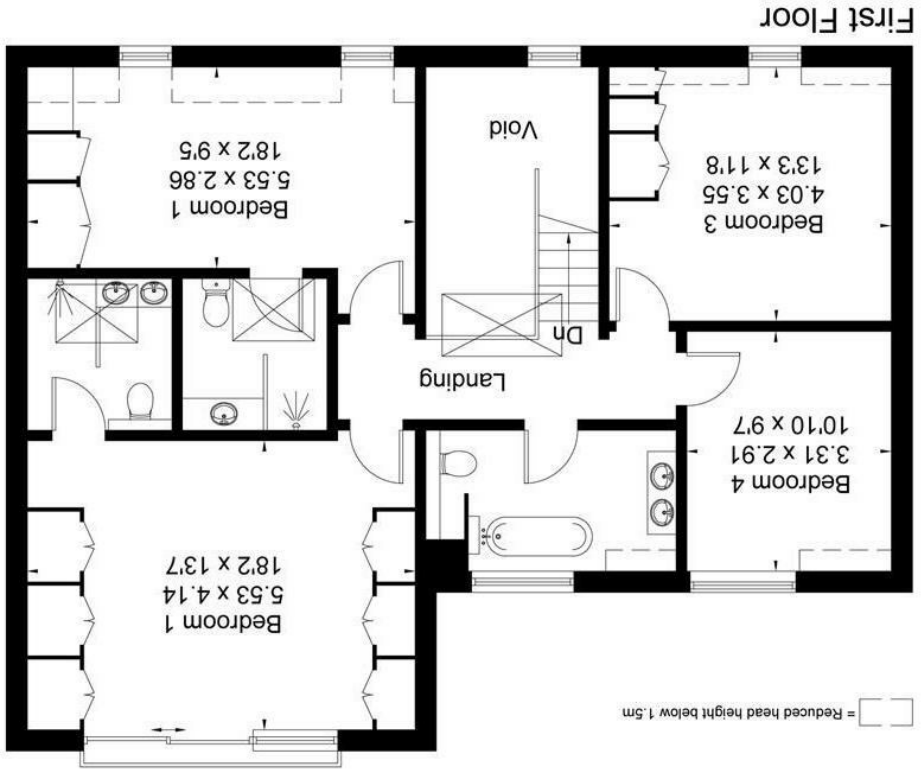
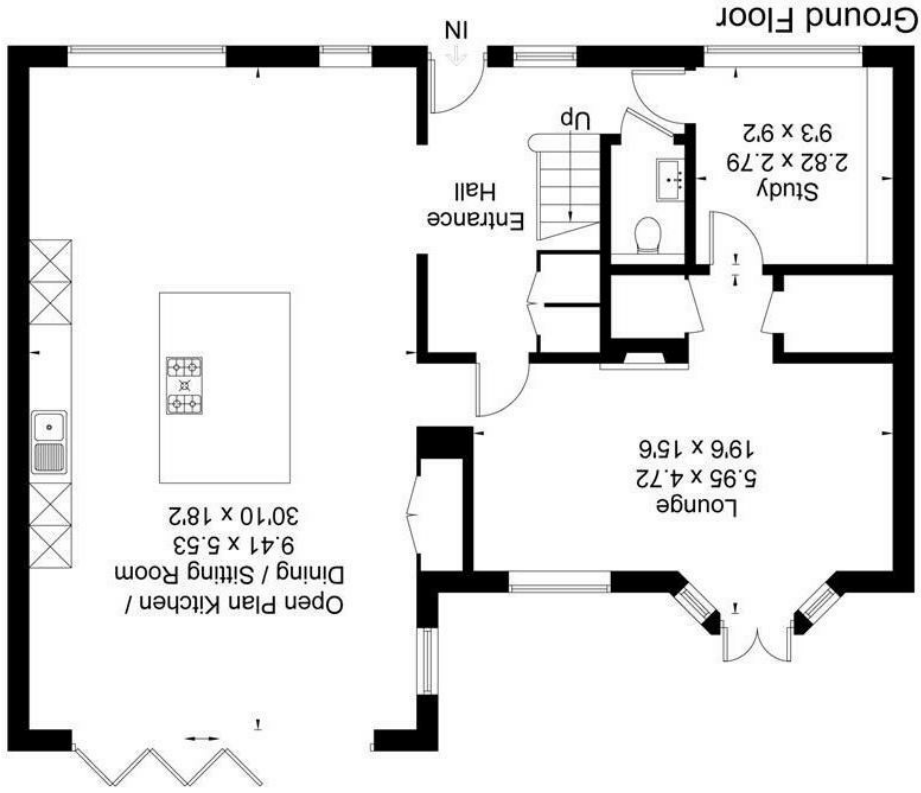
A stunning New England Style home, which has been lovingly finished to an exceptional standard, with the finest attention to detail both internally, and externally. Extending to approximately 2,114 sqt ft.

Approached via sliding electronic gates, the cobbled, block carriageway drive is framed by an array of well stocked borders and exotic plants. Upon entering the property you are welcomed by a galleried reception hall with vaulted ceiling, bespoke oak staircase and herringbone flooring offering access to all principle rooms. Leading through to the kitchen/ day room, the units are carefully handmade with solid wood, a generous central island and Miele appliances. This room is spacious and runs the length of the house offering dual aspect and access onto the garden via the bi-folding doors. The living room is well appointed with a contemporary gas fire, luxury carpet and a bay window with a door leading out onto the garden. There is also a office with built in bespoke units with feature lighting, and a downstairs cloakroom.

Upstairs, the master suite is a particular feature of the property with its vaulted ceiling, Juliet balcony overlooking the gardens, hand built custom wardrobes and an impressive ensuite shower room with twin 'fired earth' wash basins and stunning tiled walls. The guest suite also has its own ensuite and the 2 further bedrooms share the central bathroom with rolltop bath set over claw feet.

The beautifully maintained 50' x 50' mature rear garden has wonderful flagstone patios for dining and relaxing as well as a timber summerhouse, and timber fencing with lattice privacy screens above making it an excellent area for entertaining.





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 313404

Energy Efficiency Rating	
Energy Efficiency Rating	78
Energy Efficiency Rating	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating	40
Environmental Impact (CO <sub>2</sub> ) Rating	45
Environmental Impact (CO <sub>2</sub> ) Rating	50
Environmental Impact (CO <sub>2</sub> ) Rating	55
Environmental Impact (CO <sub>2</sub> ) Rating	60
Environmental Impact (CO <sub>2</sub> ) Rating	65
Environmental Impact (CO <sub>2</sub> ) Rating	70
Environmental Impact (CO <sub>2</sub> ) Rating	75
Environmental Impact (CO <sub>2</sub> ) Rating	80
Environmental Impact (CO <sub>2</sub> ) Rating	85
Environmental Impact (CO <sub>2</sub> ) Rating	90
Environmental Impact (CO <sub>2</sub> ) Rating	95
Environmental Impact (CO <sub>2</sub> ) Rating	100

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the vendors accept any liability in respect of their contents.

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.