



£965,000

21 De Redvers Road, Poole, BH14 8TS







21

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A well presented, five bedroom property situated in a quiet location. This home offers spacious accommodation extending to over 2,200 SQFT of versatile living space.

- FIVE BEDROOMS
- FANTASTIC FAMILY HOME
- SUNNY REAR GARDEN
- DOUBLE GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT
- VERSATILE LIVING ACCOMMODATION

Local Authority , Tax Band , Tenure: **Freehold**



### *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 and its water-sports / 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.

### *Property Comprises*

Welcome to this spacious and versatile five-bedroom detached residence, ideally located on De Redvers Road in the heart of Lower Parkstone – one of the area's most desirable residential locations. Offering approximately 2,267 sq.ft. of internal accommodation arranged











over three floors, this home perfectly blends character, comfort, and practicality for modern family living.

Step into a generous entrance hall that connects a range of bright and airy living spaces. To the rear, the property offers a spacious lounge, opening onto a private balcony. Adjacent is a double bedroom and a modern bathroom, offering flexible living arrangements on this level. The heart of the home lies in the kitchen with access to a breakfast room. A playroom/bedroom 5 offers additional flexibility – ideal as a guest room, office, or children's space.

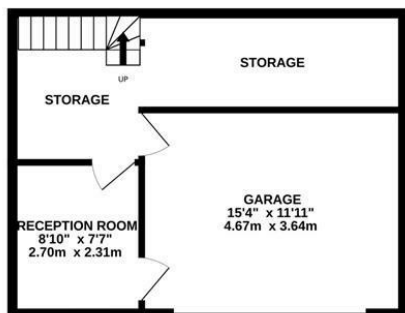
The first floor provides three further bedrooms, including a generous main bedroom with ample natural light. A box room/study, WC, and a built-in wardrobe area ensure convenience and storage for a growing family. The basement level offers a unique opportunity for extended living or multi-functional use. It features a garage two storage areas, and a reception room – perfect as a home gym, games room, or potential annexe space (subject to planning). The basement is also conveyed with running hot and cold water as well as a drainage system.

The property enjoys an elevated rear garden, a driveway, and a double garage offering secure off-road parking.

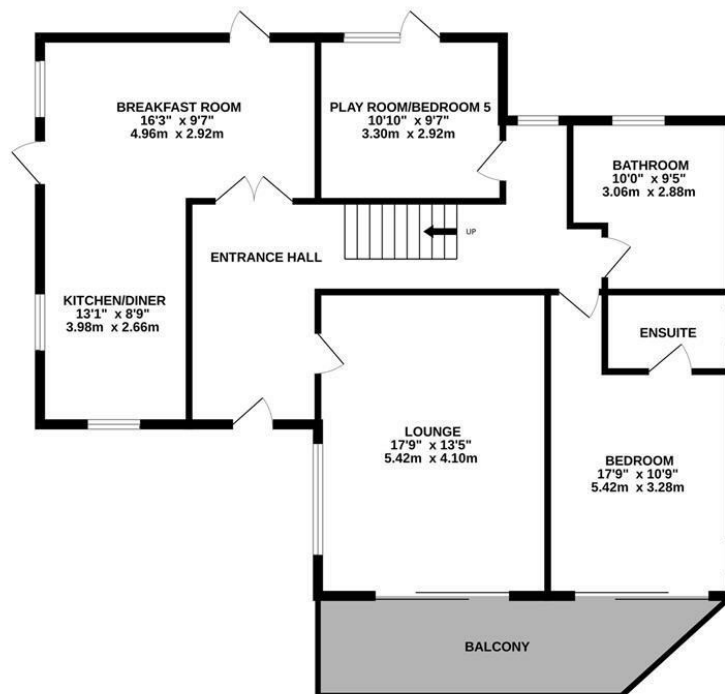




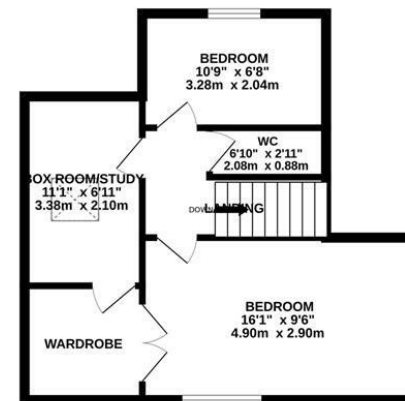
BASEMENT  
403 sq.ft. (37.4 sq.m.) approx.



GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



DE REDVERS ROAD

TOTAL FLOOR AREA : 2267sq.ft. (210.6 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



