



30A Sandecotes Road, Poole BH14 8NZ
£1,200,000 Freehold





An impressive family home situated in a sought after location within Lower Parkstone. This five bedroom, four bathroom detached property boasts spacious accommodation across four floors and benefits from a west facing garden.

- FIVE BEDROOMS, FOUR BATHROOMS
- WEST FACING REAR GARDEN
- IMMACULATELY PRESENTED
- STUNNING FAMILY HOME THROUGHOUT
- IMPRESSIVE MAIN BEDROOM SUITE
- FOUR RECEPTION ROOMS
- BRIGHT AND SPACIOUS ACCOMMODATION
- CLOSE TO ASHLEY CROSS

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

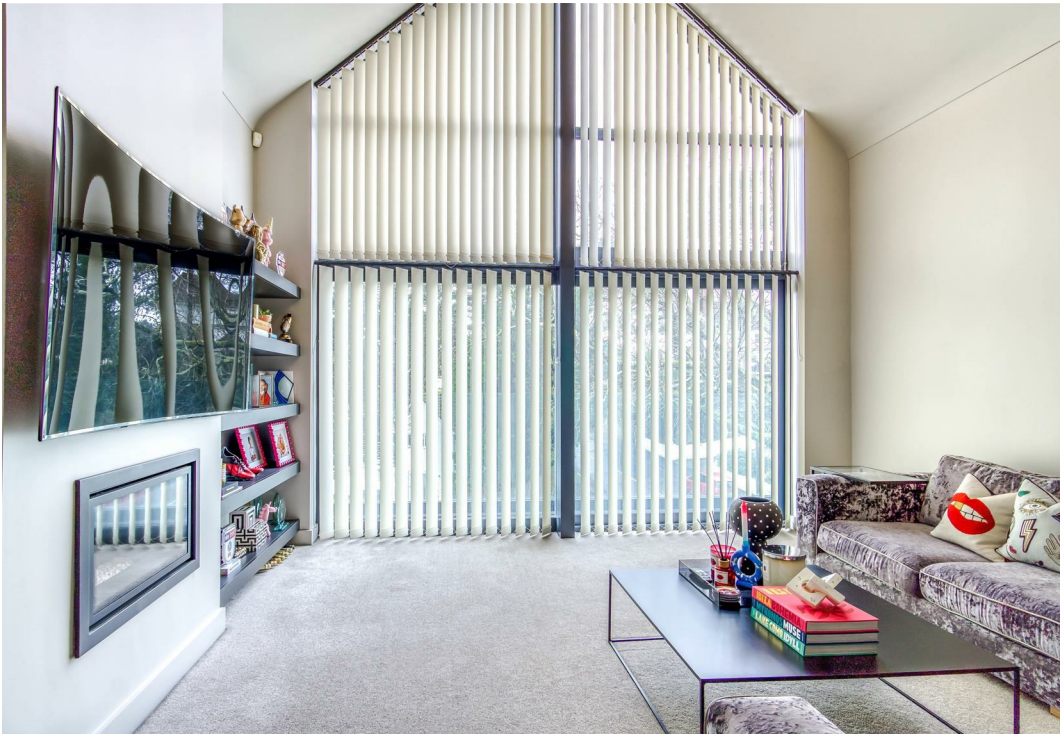
This striking and versatile family residence offers an exceptional blend of modern design and luxury living, positioned on a generous corner plot with a beautifully landscaped south-westerly facing garden that wraps around the property.

Boasting four stylish reception areas—including a stunning double-height lounge and an elevated mezzanine level currently used as a playroom—this home is thoughtfully designed for both comfort and entertaining. Additional living spaces include a dedicated cinema room, a practical utility room, and two separate WCs.

The bright and contemporary kitchen/diner features sleek, solid stone white worktops, a range of fitted units, high-spec integrated appliances, and a central island with a breakfast bar, perfect for family gatherings or casual dining.

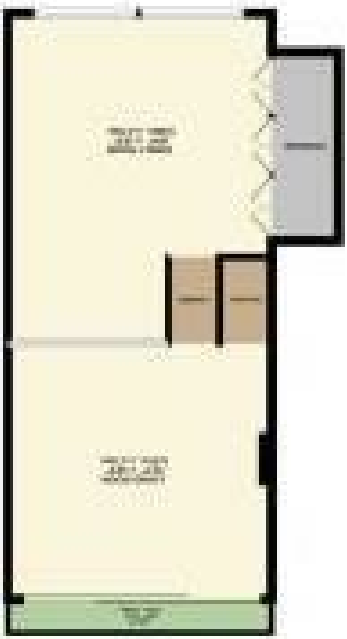
There are five generously proportioned double bedrooms, four of which benefit from beautifully appointed en-suite bathrooms. The impressive principal suite also includes a spacious dressing room with fitted wardrobes.

Finished to a high specification throughout, this outstanding home must be viewed to be fully appreciated.





Key Drummond Ltd
100-102, The Quadrant, London, W1A 1AA



TOTAL FLOOR AREA: 2000 sq ft (2000 sq ft) approx

These plans are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents. 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.

Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

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 accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

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.

