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Links Road, Lower Parkstone, Poole, BH14 9QR



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



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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

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.

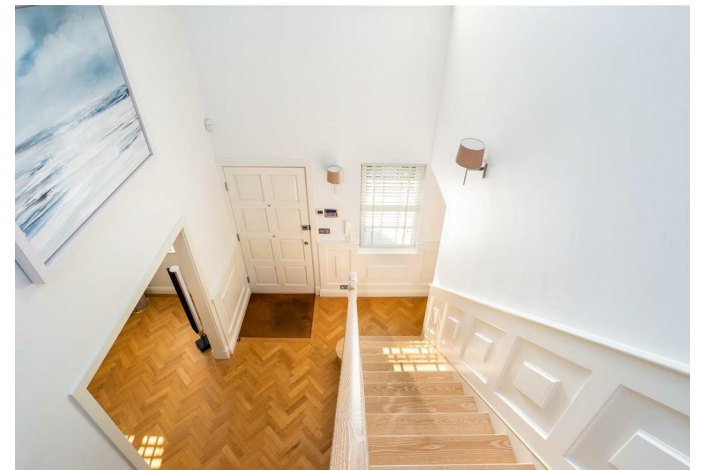
Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

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.





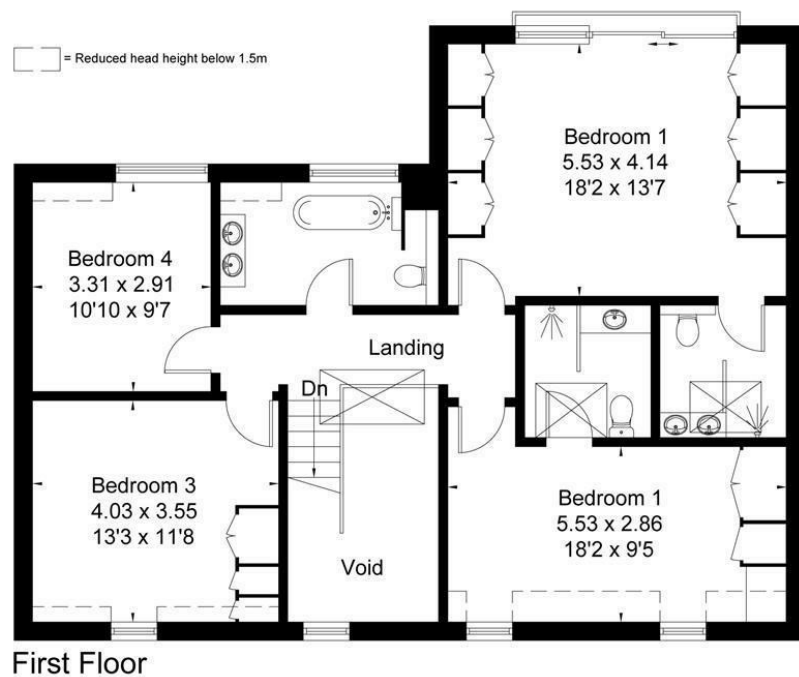
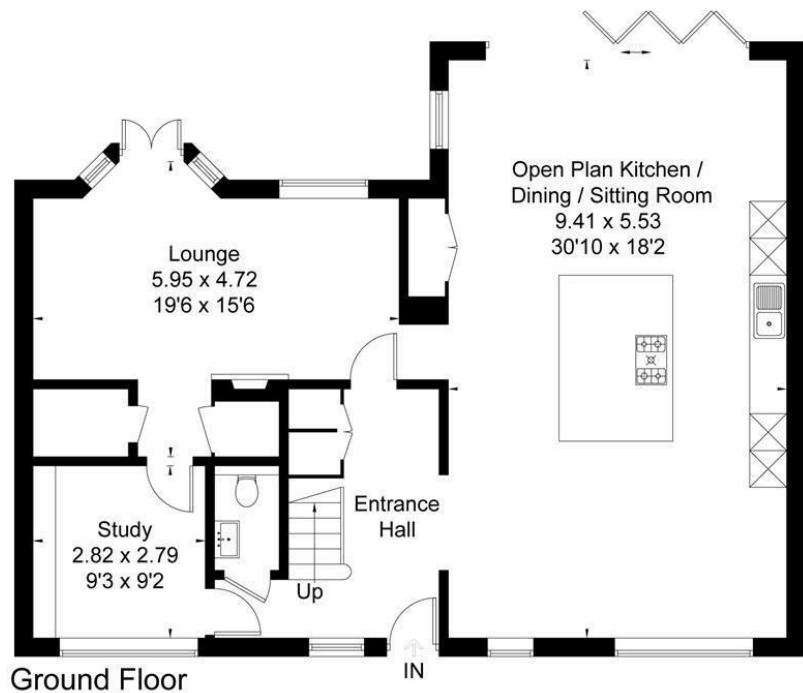


Approached via sliding electronic gates, the cobbled, block carriageway drive is framed by an array of well stocked borders and exotic plants. Upon entering the property you are welcomed by a galleried reception hall with vaulted ceiling, bespoke oak staircase and herringbone flooring offering access 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)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

