Alipore House Alipore Close, Lower Parkstone, Poole BH14 9NS
Offers In Excess Of £1,400,000 Freehold

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ESTATE AGENTS

A substantial Edwardian family home situated in the sough after location of Lower Parkstone. Offering ample accommodation throughout, sprawling across approximately 5000 sq ft, as well as a south facing garden and views over to Old Harry Rocks.

- SUBSTANTIAL CHARACTER RPOPERTY
- SELF CONTAINED ANNEXE
- SOUTH FACING GARDEN
- CIRCA 5000 SQ FT
- DOUBLE GARAGE
- SCHOOL CATCHMENTS

Description

Alipore House is an exquisite Edwardian residence nestled in the heart of Lower Parkstone, offering stunning, far-reaching views that stretch across Parkstone Golf Course to the picturesque Poole Bay, Old Harry Rocks, and the majestic Purbecks beyond.

Currently cherished as a residential home, this substantial property boasts approximately 4700 sqft of living space spread over three floors, with the third floor featuring an Annex, perfect for independent living or additional accommodation. The flexible layout comprises 6-8 bedrooms, depending on individual preferences, along with 6 bathrooms and two well-equipped kitchens.

The present vendors have thoughtfully revitalized the property through a major refurbishment, ensuring modern comforts while preserving the charm of its original features. The upgrades include a new central heating system, replacement glazing, and enhanced insulation for the upper floor, ensuring a comfortable and energy-efficient living environment.

The heart and soul of this impressive period home is a sight to behold, showcasing a rare blend of character and substantiality that is rarely seen in this area. A serene location adds to its allure, and the wealth of retained character features throughout the property exudes a timeless charm.

Enjoying a predominantly south-facing rear garden, the outdoor space is a delightful retreat, thoughtfully landscaped and predominantly laid to lawn, offering an ideal setting for relaxation and outdoor activities.

Conveniently located between Penn Hill and Ashley Cross, the property is surrounded by a vibrant community, with an array of cafes, bars, restaurants, and independent shops to explore. Moreover, Alipore House benefits from easy access to Salterns Marina and Poole's renowned sandy beaches, adding to the appeal of coastal living.

Families will appreciate the sought-after-school catchment area, with Courthill and Baden Powell schools in close proximity. With its impressive features and coveted location, Alipore House stands as a truly exceptional property in Lower Parkstone.

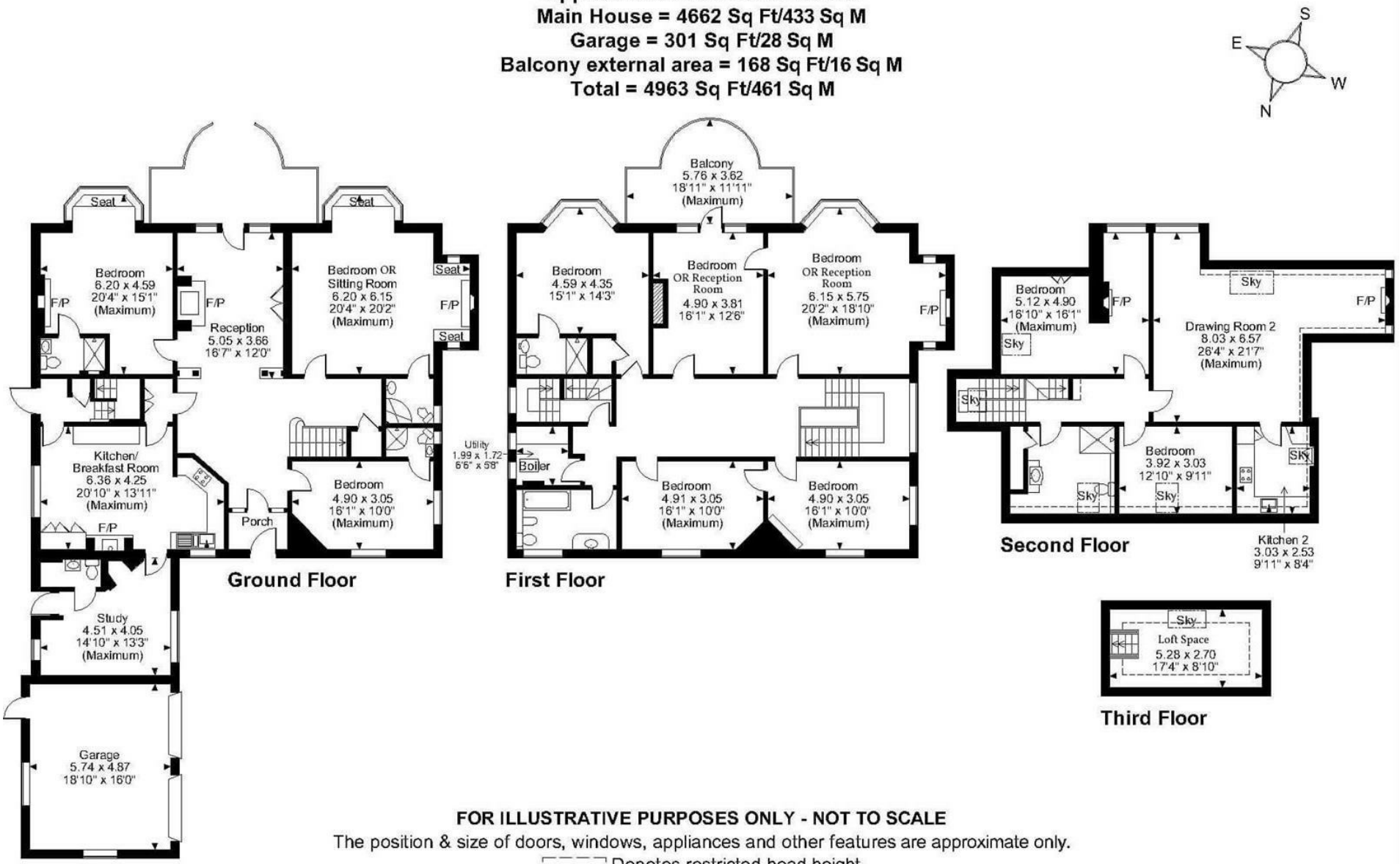
Lower Parkstone

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.

Alipore, Alipore Close, Poole

Approximate Gross Internal Area
Main House = 4662 Sq Ft/433 Sq M
Garage = 301 Sq Ft/28 Sq M
Balcony external area = 168 Sq Ft/16 Sq M
Total = 4963 Sq Ft/461 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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All room dimensions given above are approximate measurements

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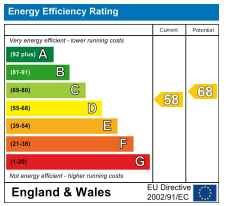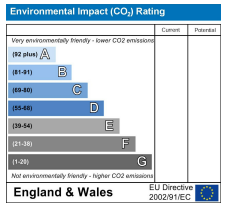
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