

# 5 Links View Avenue

Canford Cliffs  
Poole, Dorset  
BH14 9QT





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*Offers in excess of £1,500,000*

Introducing a one-of-a-kind residence nestled in a serene, sought after cul-de-sac of Lower Parkstone. This uniquely designed split level property has four spacious double bedrooms and an impressive array of living and reception rooms, totalling over 3,000 sq ft of thoughtfully crafted living space.

## *Summary of Accommodation*

4 double bedrooms

Array of living & reception rooms

Sun terrace to take in the stunning views of Parkstone Golf Course

Quiet cul-de-sac location

¼ acre garden

Over 3,000 sq ft in a prime location







Upon entering, you are greeted by the grandeur of floor-to-ceiling windows that offer panoramic views of the picturesque expanse of Parkstone Golf Course beyond. The open plan kitchen/breakfast room provides a perfect space for family breakfasts or culinary enthusiasts, while a separate lounge and study offer cozy retreats for relaxation or work.

The ground entry level hosts two generously sized double bedrooms, both adorned with fitted wardrobes, along with a modern family bathroom. Descend to the lower level to discover two additional spacious double bedrooms, including the principal suite boasting a walk-in dressing room and luxurious en-suite bathroom.

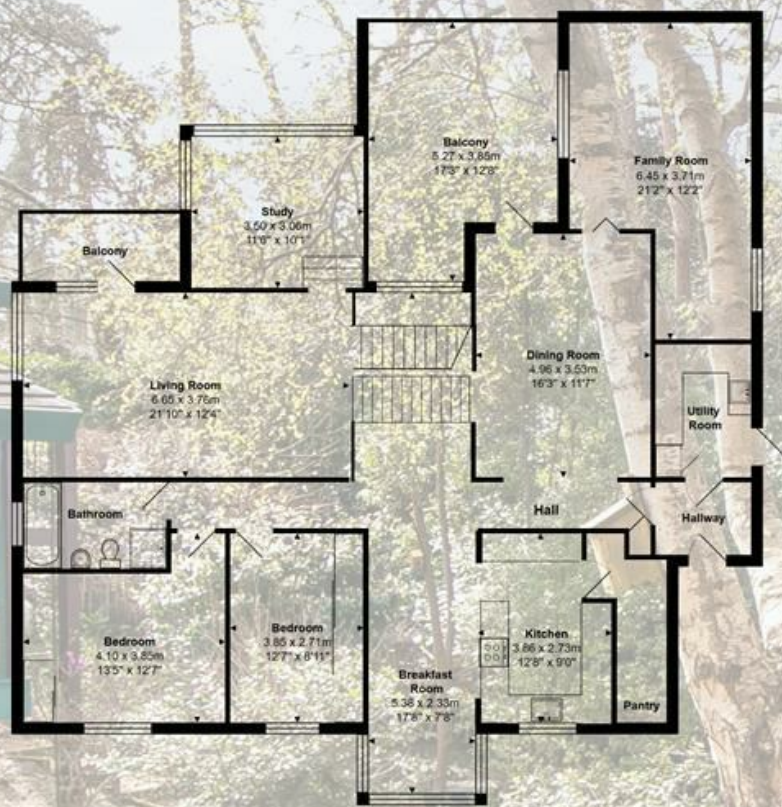
Step outside to the expansive grounds extending over a  $\frac{1}{4}$  of an acre, where you find yourself immersed in tranquility amidst the lush greenery. A large sun terrace and balcony, accessible from the dining room and living room respectively, provide idyllic settings to soak in the sun and savor the breathtaking views.

Convenience meets elegance with an in/out driveway and a carport at the front of the property, ensuring ample parking space. An expansive basement offers versatility as a workshop or storage area, catering to various lifestyle needs.

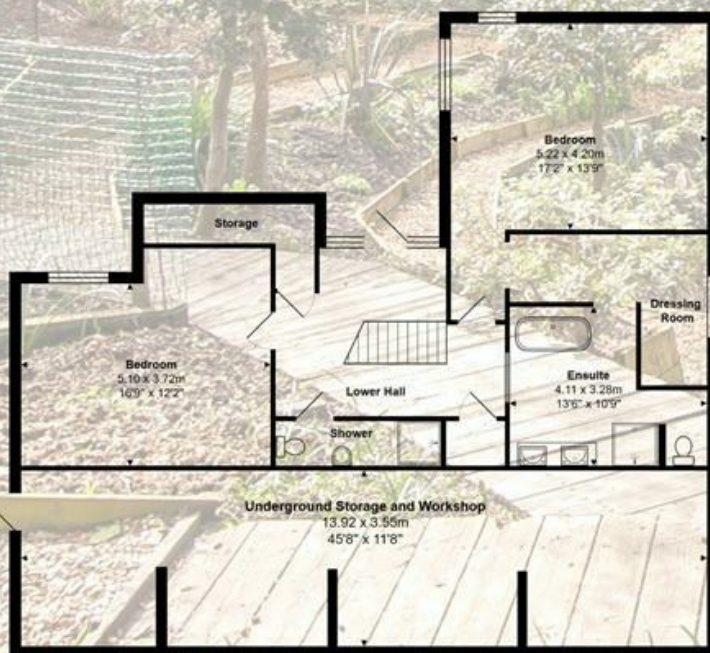
Nestled at the end of the cul-de-sac awaits a footpath leading to a viewpoint, offering unparalleled vistas of Parkstone Golf Course and Poole Harbour beyond.

This remarkable property presents a rare opportunity to secure a haven of tranquility and sophistication in one of Lower Parkstone's most coveted locations.





First Floor



Ground Floor

Total Area: 297.0 m<sup>2</sup> ... 3197 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

5 Links View Avenue

LOCATION

BH14 9QT

TOTAL FLOOR AREA

3197.00 sq ft

COUNCIL TAX

Band G BCP(Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

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Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*