

Luxury+Prestige



# 2A BIRCHWOOD ROAD

LOWER PARKSTONE, POOLE, DORSET, BH14 9NP







































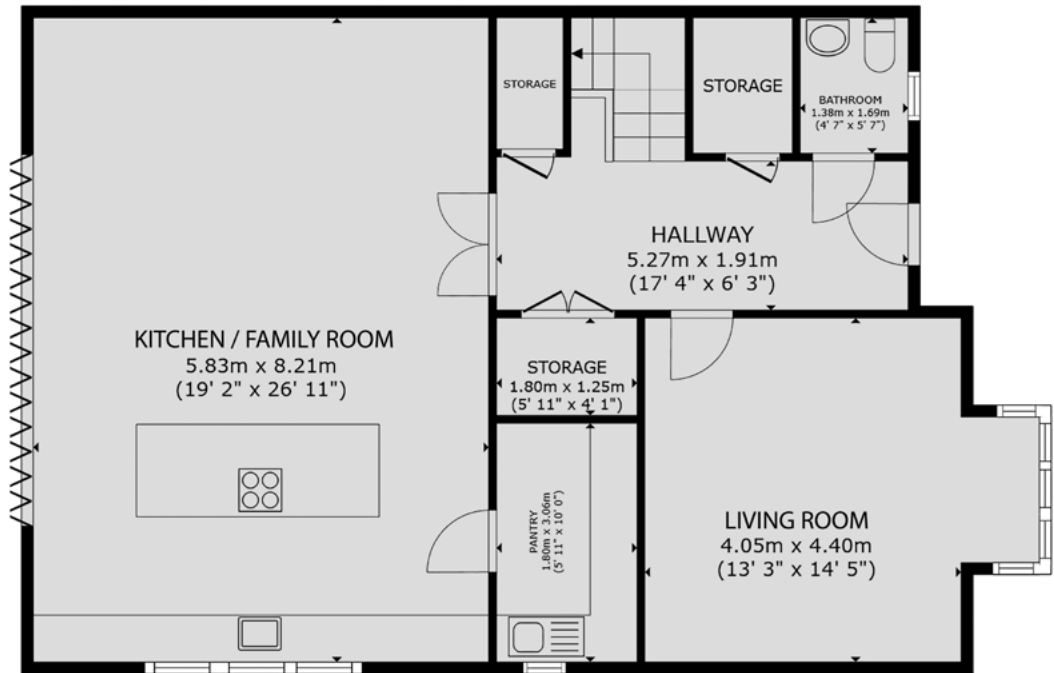
# Floorplan

2A Birchwood Road,  
Poole, Dorset, BH14 9NP

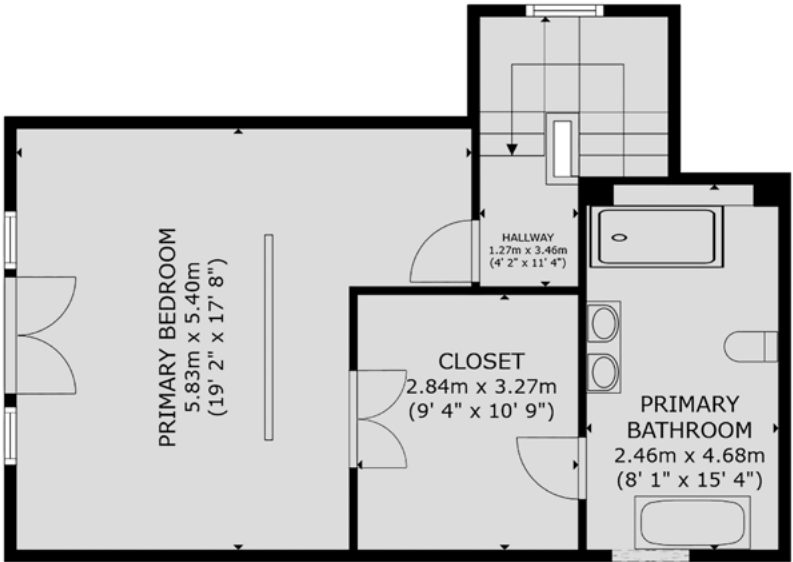
GROSS INTERNAL AREA

House:	
Ground Floor:	1,047 sq. ft / 97 m <sup>2</sup>
First Floor:	1,025 sq. ft / 95 m <sup>2</sup>
Second Floor:	593 sq. ft / 55 m <sup>2</sup>
Total:	2,665 sq. ft / 247 m <sup>2</sup>

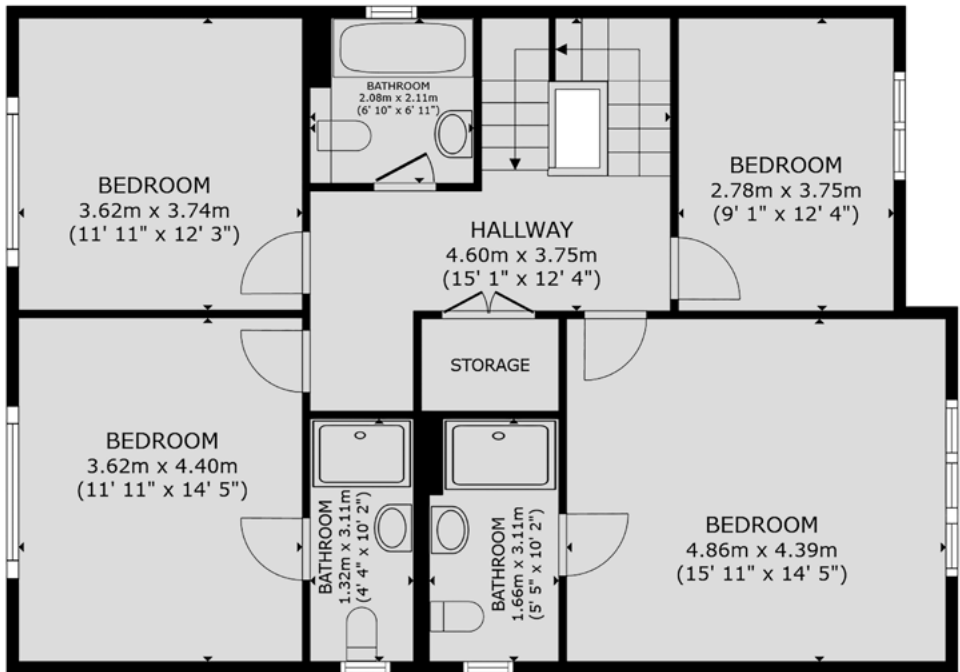
Sizes and dimensions are approximate, actual may vary.



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



# TAKE A STEP INSIDE



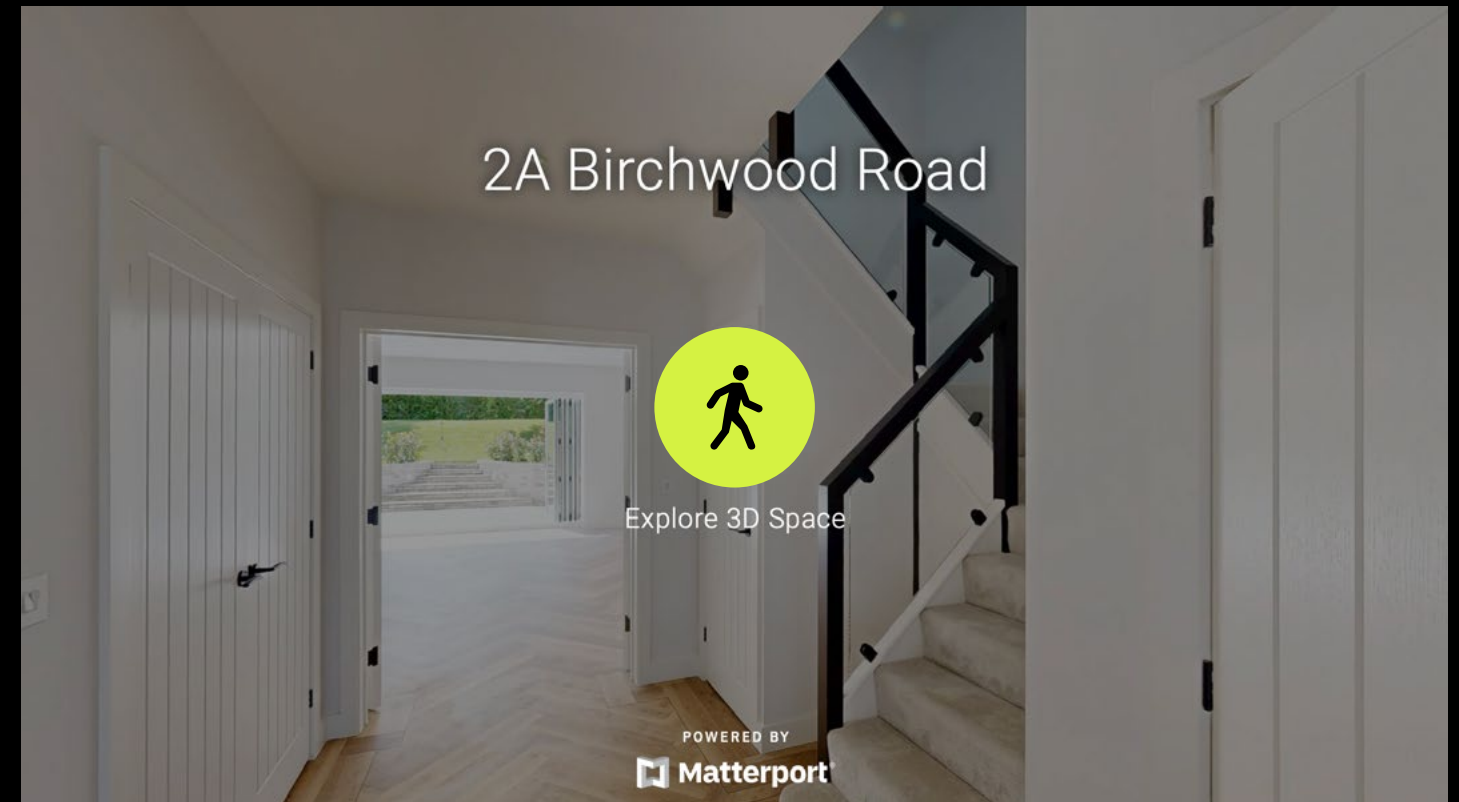
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

*vimeo*

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**



# Summary

This stunning new build detached property is located on Birchwood Road and has recently been constructed by Edgewater Homes who are known locally for building some beautiful properties.

It is within walking distance of the shopping facilities at Penn Hill and the ever popular Ashley Cross with its wide variety of restaurants and artisan coffee shops. The picturesque Parkstone Golf Course is also just a stones through away. This new home offers a total built form of 2,665 square feet and on the ground floor there is a large contemporary open plan kitchen / dining / lounge area with a utility room and a separate cloakroom as well as an additional reception room. On the first floor there are four spacious bedrooms, two of which have en suite shower rooms, and a modern family bathroom. The sumptuous master suite occupies the second floor with an impressive vaulted ceiling and Juliette balcony with views over the garden, there is also a walk in dressing area leading through to a beautifully appointed en suite bathroom. The rear garden is South facing and has been tastefully landscaped and is ideal for entertaining. The property also benefits from off road parking for three vehicles.

# Details

Guide Price:	£1,395,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£83,250**	
	Additional Home	£153,000**	
	** based on guide price,		
Local Authority:	BCP Council		
Council Tax:	Band TBC		
	2025/2026	£x,xxx.xx pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		



# Key features

- + **Stunning new build detached home**
- + **Extends to 2,665 square feet**
- + **Five spacious bedrooms**
- + **Beautiful contemporary bathrooms**
- + **Open plan living space**
- + **Additional reception room**
- + **Ground floor cloakroom and utility**
- + **Off road parking for two vehicles**
- + **Quiet pretty street scene**
- + **Move in ready and available to view**



# Our team



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