

Luxury+Prestige

CYPRESS POINT

49 LINKS ROAD, POOLE, BH14 9QS































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Floorplans

49 LINKS ROAD POOLE BH14 9QS

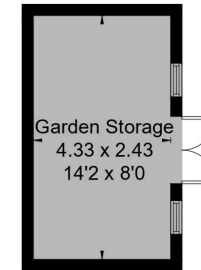
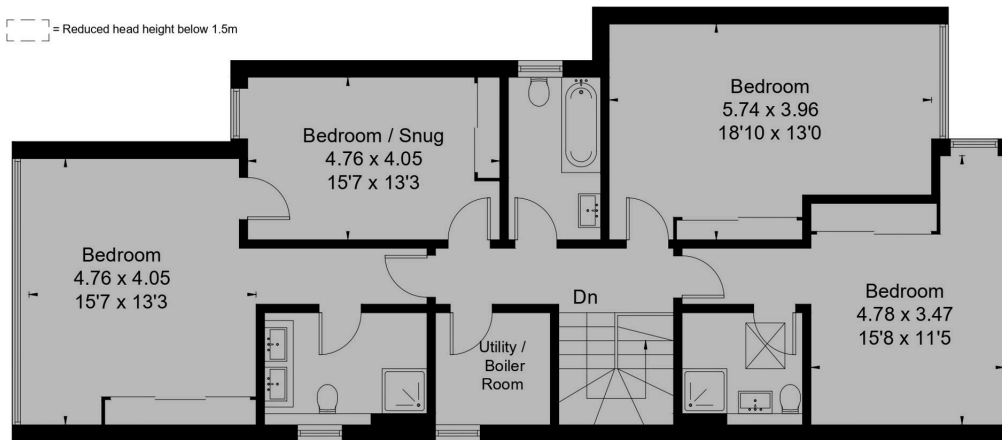
Approximate Floor Area = 194.3 sq m / 2091 sq ft

Garden Storage = 10.6 sq m / 114 sq ft

Total = 204.9 sq m / 2205 sq ft

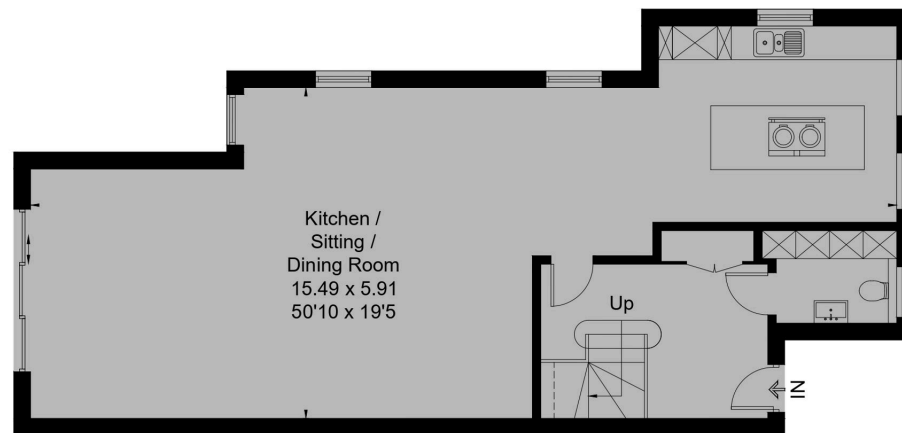


[Dashed line] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109708

Summary

Set on one of the area's most sought-after roads, moments from Parkstone Golf Course, this exceptional contemporary home offers an impressive blend of luxury, style and energy-efficient living.

Built in 2022 and extending to approximately 2,100 sq ft, the property has been thoughtfully designed to create bright, versatile spaces perfect for modern family life. The heart of the home is a stunning open-plan kitchen, dining and living area, featuring engineered oak flooring, underfloor heating and expansive sliding doors that seamlessly connect the indoors with the beautifully landscaped south-facing and garden. The bespoke hand-painted kitchen is equipped with high-quality integrated appliances, a breakfast bar, wine fridge and stone worktops.

A striking ash staircase, illuminated by a feature skylight, leads to four generous double bedrooms, all benefiting from bespoke fitted wardrobes. The principal suite enjoys garden views, a luxurious en-suite and access to a versatile adjoining room ideal as a dressing room, home office or additional bedroom. A second en-suite bedroom, stylish family bathroom and utility room complete the first floor. Further highlights include solar panels, acoustic glazing, ample driveway parking and the remainder of a 10-year ICW warranty.

Details

Guide Price: £1,295,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A

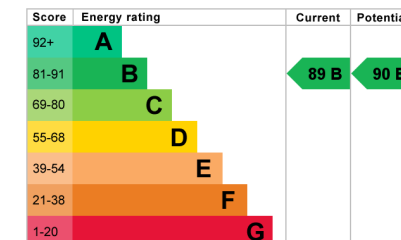
Local Authority: BCP

Council Tax: Band F
2026/2027 £3,466.65

Amount shown is for a main home, please seek advice for additional home.

Services: Mains, gas, electricity, water and drainage.

EPC:



Key Features

- + Contemporary detached home built in 2022
- + Approximately 2,100 sq ft of accommodation
- + Prestigious location near Parkstone Golf Course
- + Stunning open-plan kitchen/living/dining space
- + Luxury principal suite with en-suite shower room
- + South-facing landscaped garden
- + Solar panels and acoustic glazing for efficiency
- + Ample off-road parking and remaining ICW warranty
- + Open plan kitchen / lifestyle room
- + By Highly regarded Elwood Developments

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