

Luxury+Prestige

4A WARWICK ROAD

LOWER PARKSTONE, POOLE, BH14 8SY









TAKE A STEP INSIDE



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

vimeo

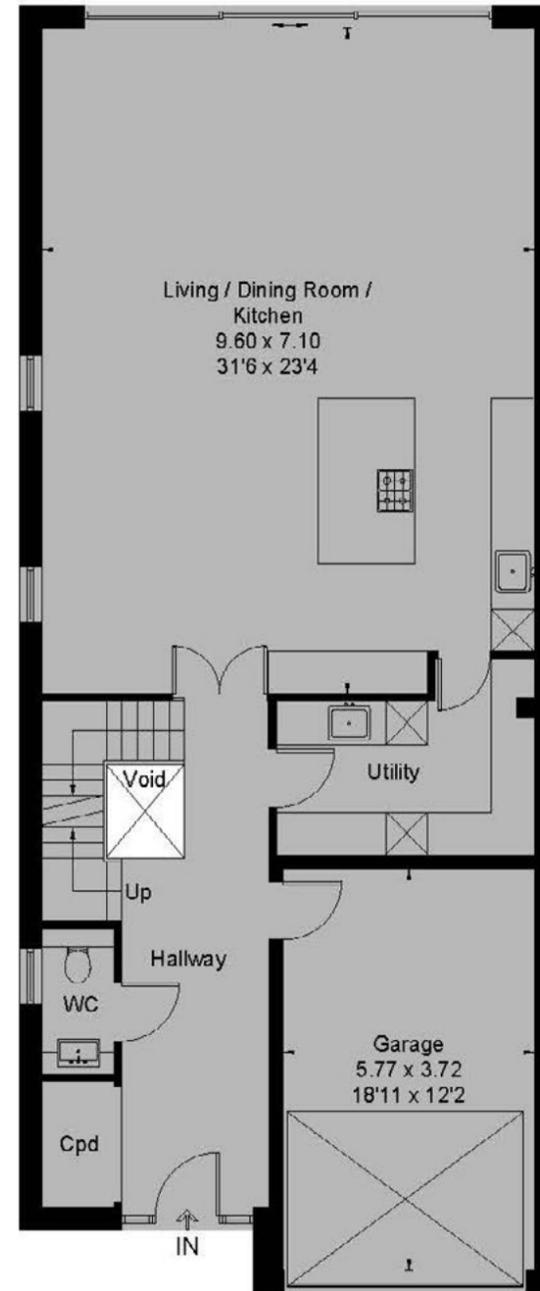
Floorplan

Plot 1, 4 Warwick Road,
Lower Parkstone, Poole, BH14 8SY

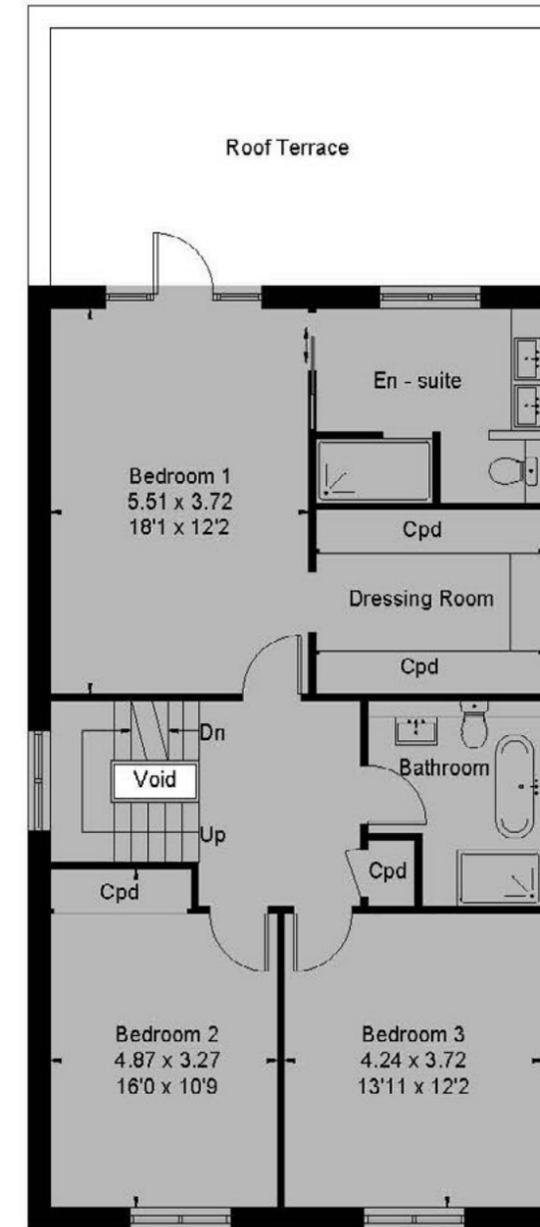
GROSS INTERNAL AREA

House:
Total: 3,062 sq. ft / 284 m²

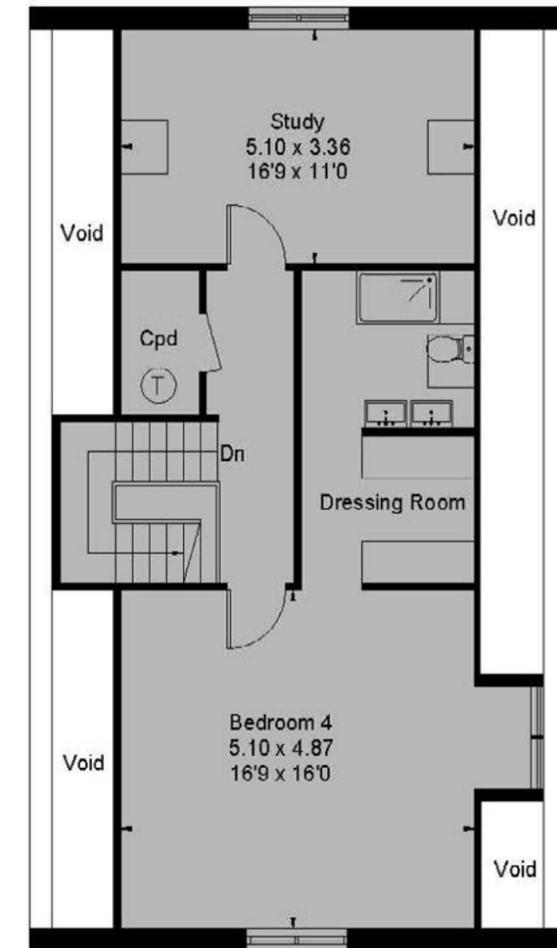
Sizes and dimensions are approximate, actual may vary.



Ground Floor



First Floor



Second Floor



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Summary

This is the latest project by the highly acclaimed KLF Developments, renowned for delivering some of the area's most distinctive and stylish contemporary homes in recent years.

With planning permission already approved, the development comprises two striking detached homes, each offering approximately 3,100 square feet of thoughtfully designed luxury accommodation. Every detail has been carefully considered to reflect KLF's signature high standards in both design and specification. Each home features four spacious bedrooms, three beautifully appointed bathrooms, a generous open-plan kitchen/living area and a separate study or entertainment room. They also include an integral garage and ample off-road parking. The beautifully landscaped rear gardens are designed for privacy and relaxation. Perfectly positioned, the homes are located just a short stroll from the vibrant Ashley Cross Village, with the serene waters of Poole Harbour equally close, offering an exceptional lifestyle right on your doorstep. Buyers will have the unique opportunity to collaborate with KLF Developments to personalise the interior finish and layout (subject to the stage of construction), creating a truly bespoke home tailored to your requirements. There may be significant Stamp Duty (SDLT) savings available if purchased as a clear plot and built via a build contract—compared to buying a completed home. (Buyers are advised to seek independent financial/legal advice regarding SDLT implications).

Details

Guide Price: £1,650,000

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 £111,750**
Additional Home £194,250**

** based on guide price

PLEASE NOTE: There is the potential for a significant saving on SDLT - please enquire for more details.

Local Authority: BCP Council

Council Tax: TBC
2025/2026 £x,xxx.xx***

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

Services: Mains electricity, water and drainage, air source heat pump

Key features

- + ***ONE DWELLING ALREADY RESERVED OFF PLAN***
- + **Upcoming KLF Developments project**
- + **Luxurious specification throughout**
- + **Stunning architectural detailing**
- + **Extends to 3,062 square feet**
- + **Four bedrooms, three bathrooms**
- + **Open plan living**
- + **Landscaped garden and roof terrace**
- + **Potential SDLT savings**
- + **Detailed specification available on request**

Our team



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