

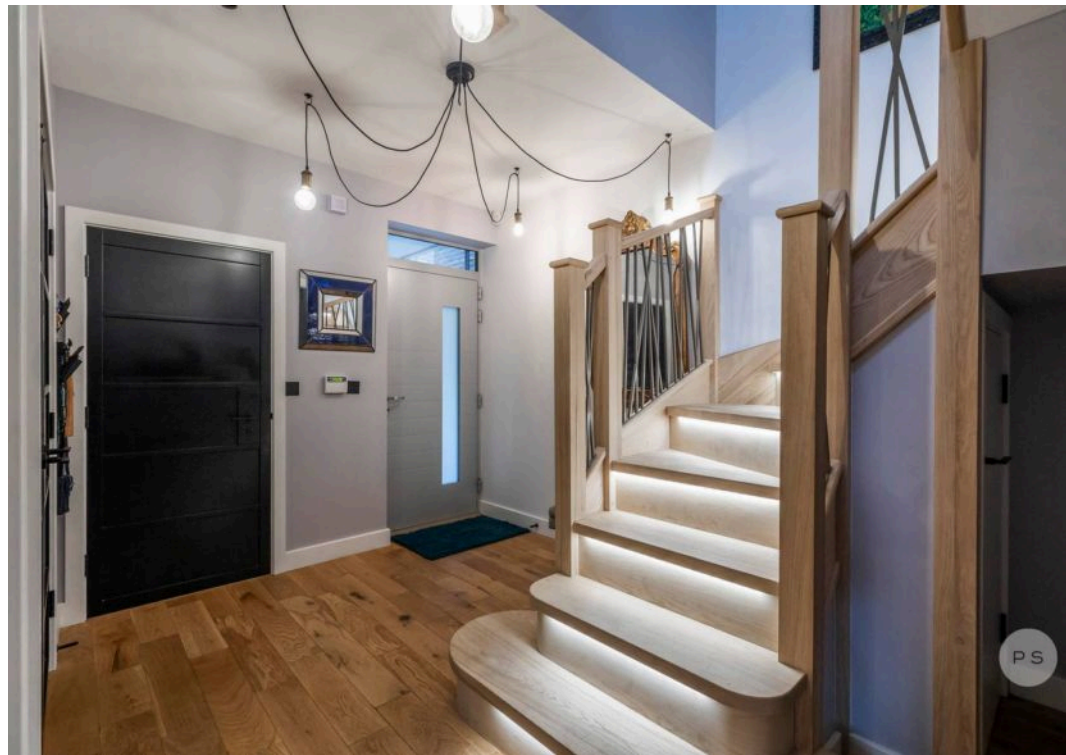
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Cypress Point, Links Road, Lower Parkstone - BH14 9QS  
£1,325,000

PS







# Cypress Point, 49 Links Road

Lower Parkstone, Poole

Located on a prestigious road near Parkstone Golf Course, this exquisite contemporary home epitomizes modern luxury and sophistication. Designed with meticulous attention to detail and built in 2022, this property offers approximately 2,200 square feet of light-filled living space, seamlessly blending elegant aesthetics with practical features for an unparalleled lifestyle, offered with no forward chain.

- Approaching 2,200 sq.ft.
- Level south facing garden
- Luxury 4 double bedroom home
- Family bathroom plus 2 en-suites
- Fitted wardrobes
- Solid wooden floors
- First floor utility room
- Large open plan kitchen/living/dining room
- Under floor heating
- Double car port
- Freehold
- Council Tax Band F: £3102.3

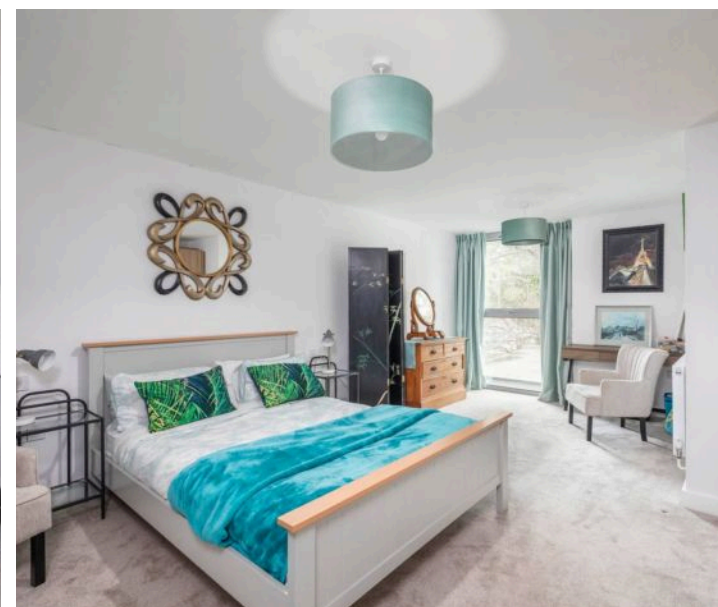
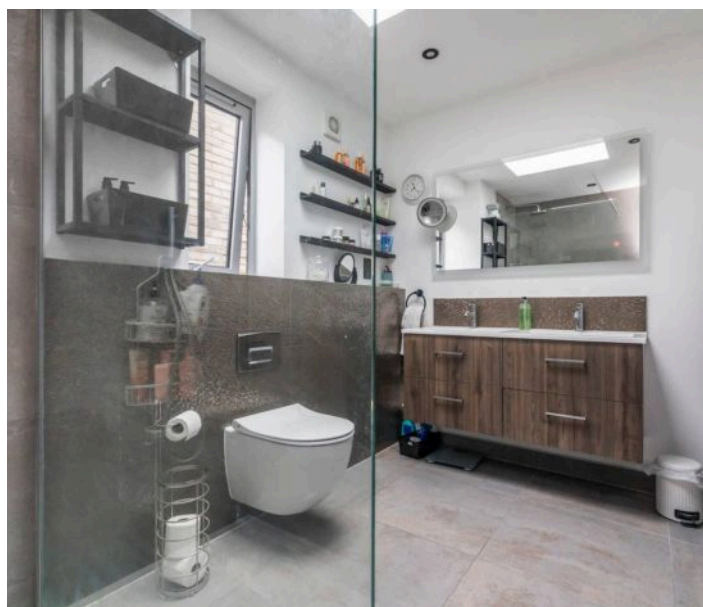
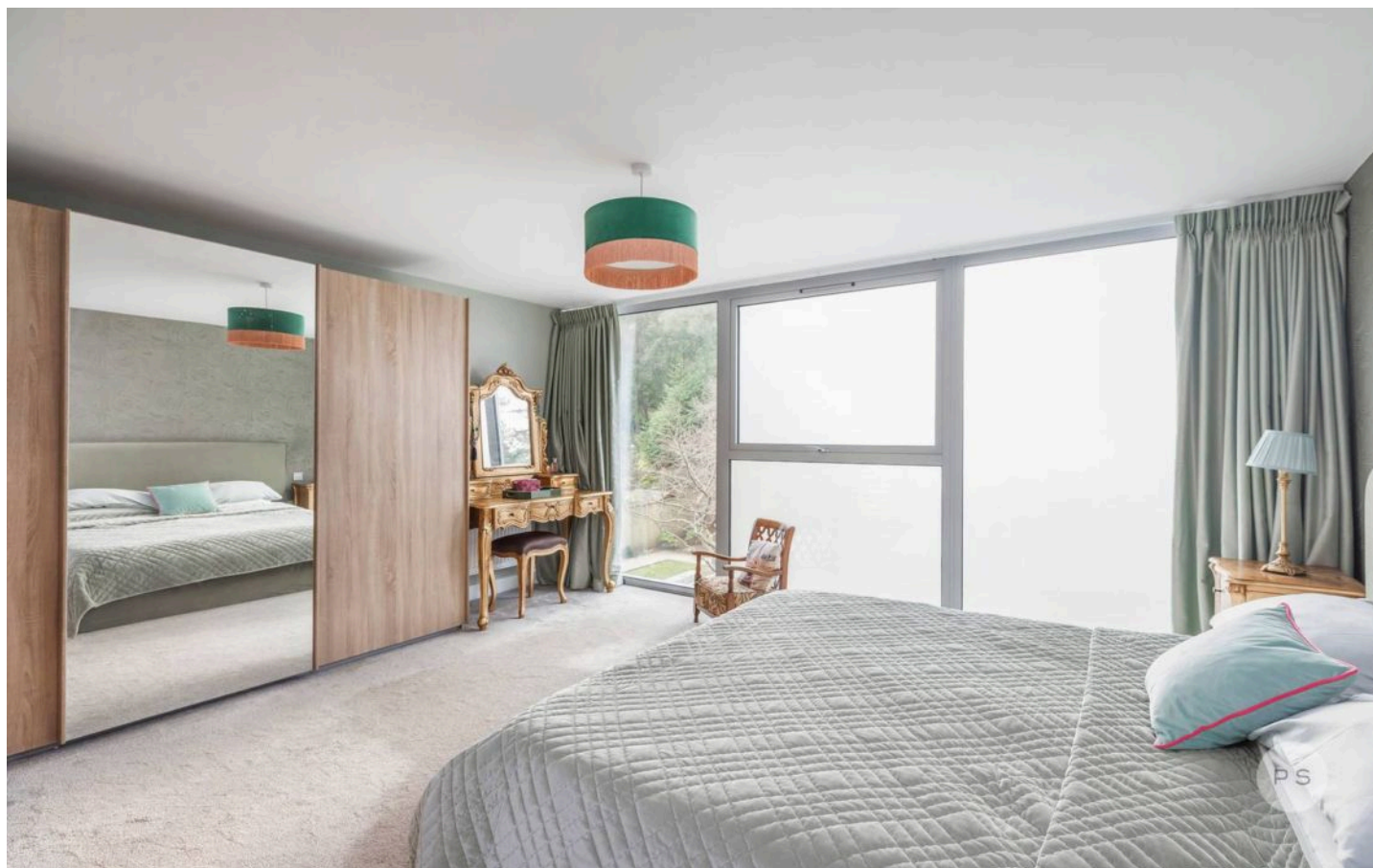




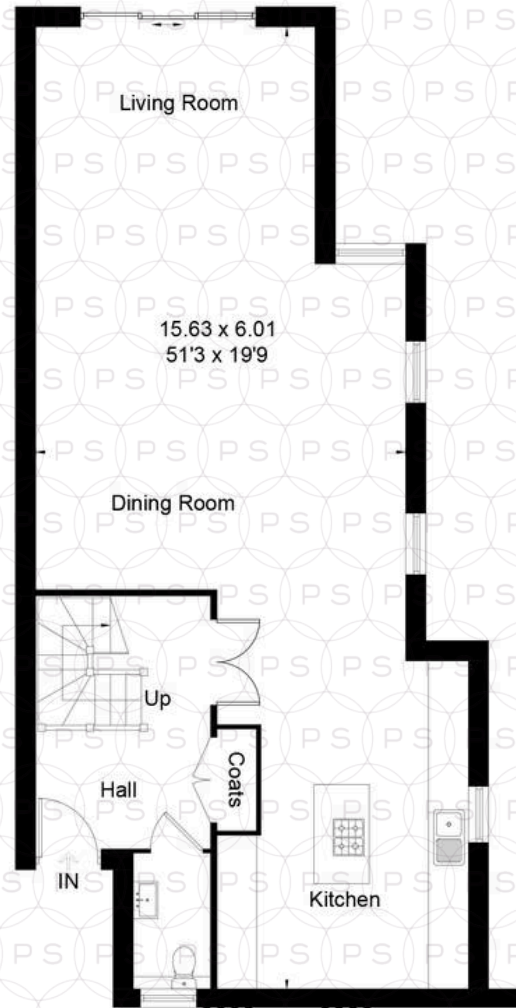
The ground floor boasts a spacious open-plan layout, adorned with engineered oak flooring and enhanced by underfloor heating for year-round comfort. The hand-painted kitchen, finished in Farrell and Ball's Peignoir colour, is a culinary masterpiece equipped high quality fixtures and fittings and a sleek breakfast bar. Expansive sliding doors open to a beautifully landscaped, south-facing garden featuring a sandstone patio, perfect for entertaining or just simply relaxing. The bespoke ash staircase, illuminated by a striking skylight leads to the first floor, revealing four generously sized double bedrooms, all with bespoke fitted wardrobes. The luxurious principle suite offers tranquil garden views, a large en-suite shower room with a double vanity unit, and a connecting door to a flexible room perfect for a dressing room, office, or fourth bedroom. A second bedroom includes its own en-suite, while a beautifully appointed family bathroom and a separate utility room add to the upper-level convenience. Energy-efficient features, including solar panels and acoustic glass, complement the property's eco-conscious design, while a block-paved driveway provides ample parking. Combining timeless elegance with contemporary luxury, this home offers a unique opportunity to live in style, with the remainder of a 10-year ICW warranty for added peace of mind.

### Location

Lower Parkstone, provides a charming atmosphere and excellent amenities. The property is located on a desirable road within close proximity to Parkstone Golf Club. Just a short drive from the award-winning beaches of Sandbanks, approximately 3 miles away. The vibrant Ashley Cross Village centre, known for its selection of boutique shops, trendy cafes and popular restaurants, is also nearby. Lower Parkstone is home to several highly regarded schools, both primary and secondary, including Lilliput Infant School and Baden-Powell Junior School, which are often ranked as top choices in the area. Excellent transport links, including nearby bus routes and Parkstone train station with direct connections to London Waterloo, further enhance the convenience of this prime location.







Ground Floor



First Floor







## Philippa Sole Ltd

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