

PS

68 Alton Road, Lower Parksone, Poole, BH14 8SP
£950,000

PS



68 Alton Road

Poole

Nestled in the heart of Lower Parkstone and extending to just under 2,000 sq ft, this impressive four-bedroom detached home offers spacious, contemporary living set within a professionally landscaped south-facing corner plot. Perfectly positioned within the Courthill and Baden Powell school catchment, the property also benefits from easy access to Parkstone Golf Course, Ashley Cross village, and the harbourside parks of Lilliput and Whitecliff.

- Approx. 2,000 sq ft of internal living space
- Four spacious double bedrooms
- Impressive open-plan entrance and dining hall
- Modern kitchen/breakfast room with integrated appliances
- Generous living room with **Bi-fold** doors to garden
- South-facing landscaped corner plot
- Bespoke water feature and multiple garden seating areas
- Utility area and insulated garage with conversion potential (STPP)
- Catchment for Courthill and Baden Powell Schools
- Close to Ashley Cross, beaches, and Parkstone Station
- Council Tax Band G : £3758.23

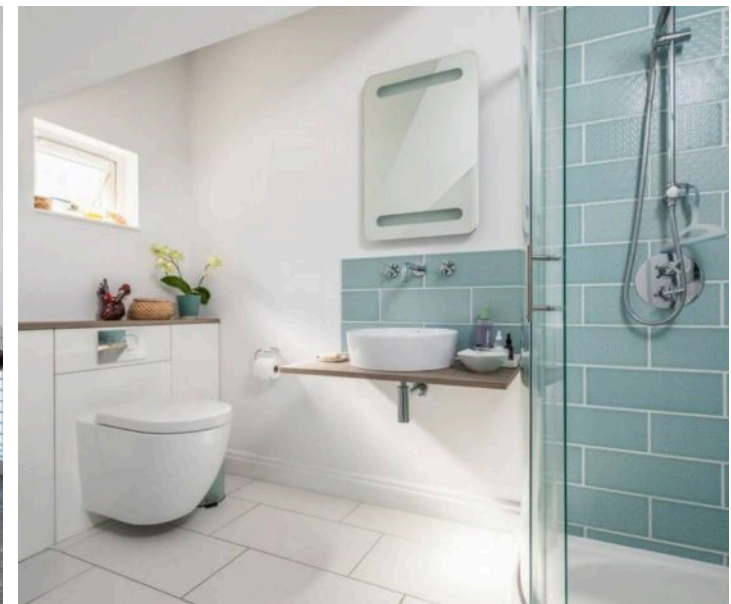


A standout feature of the home is the striking open-plan entrance and dining hall, a grand and versatile space that creates an immediate sense of scale and light. Flowing from here, a sleek kitchen/breakfast room with integrated appliances and a central island connects to a generous living room via double doors, offering the flexibility of semi open-plan living.

Both the kitchen and living room open directly onto the garden through French doors, blending indoor and outdoor spaces seamlessly. Upstairs, the home features four generously proportioned double bedrooms. The principal suite includes a full wall of fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. A separate utility area, located behind the insulated integral garage, provides practical space for laundry and storage, with the garage itself offering future potential for conversion (STPP).

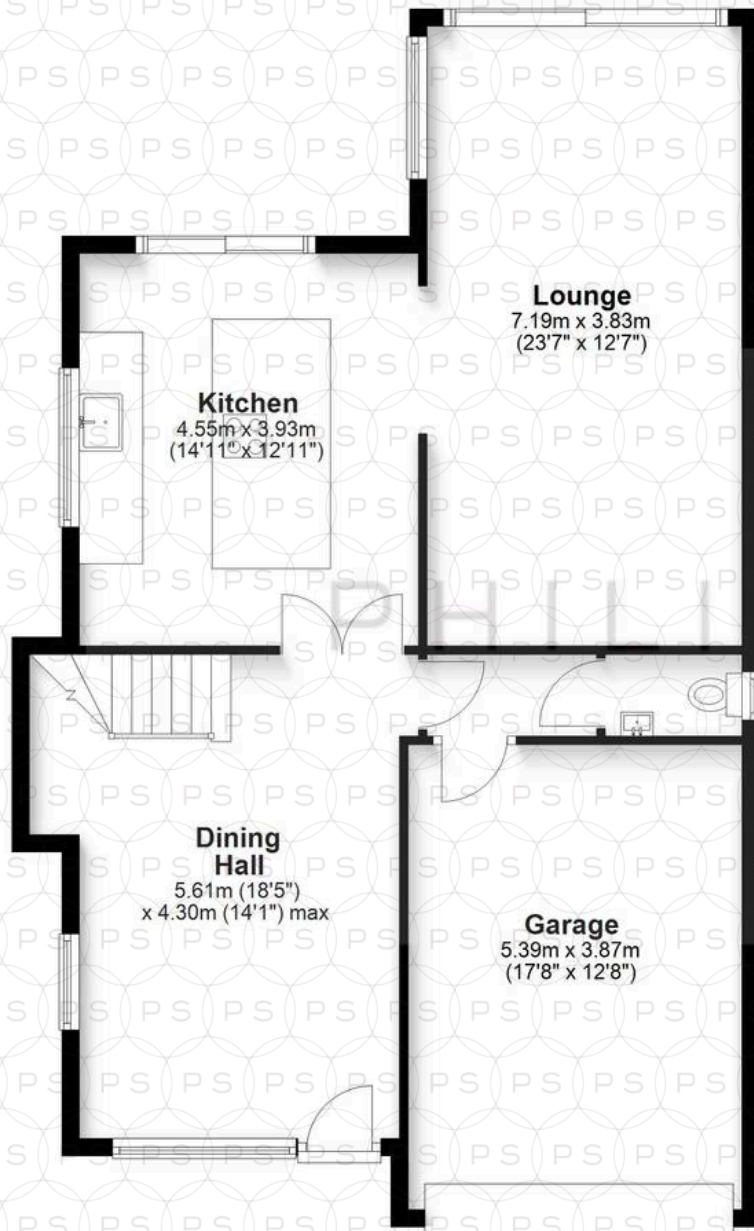
The professionally designed garden is a true highlight, abundant with colour, texture, and structure. Multiple seating areas, mature planting, and a bespoke water feature create a tranquil retreat that wraps around the rear and side of the home. Ideal for entertaining, relaxing, this garden is both beautiful and functional, with gated access to the front driveway completing the picture.

Ashley Cross, located in the highly desirable area of Lower Parkstone, offers a vibrant village atmosphere with a range of independent shops, popular cafés, pubs, restaurants, and cocktail bars, perfect for both everyday convenience and socialising. Families are particularly drawn to the area for its excellent school catchment, including the well-regarded Baden Powell Junior School. The area is also ideally placed for outdoor and coastal living. The beaches at Sandbanks and the harbourside parks at Whitecliff and Lilliput are just a short drive or cycle away, offering access to stunning shoreline walks, water sports, and yacht clubs. Parkstone Train Station is nearby, providing a direct service to London Waterloo in approximately two hours, making this a well-connected yet peaceful coastal location.



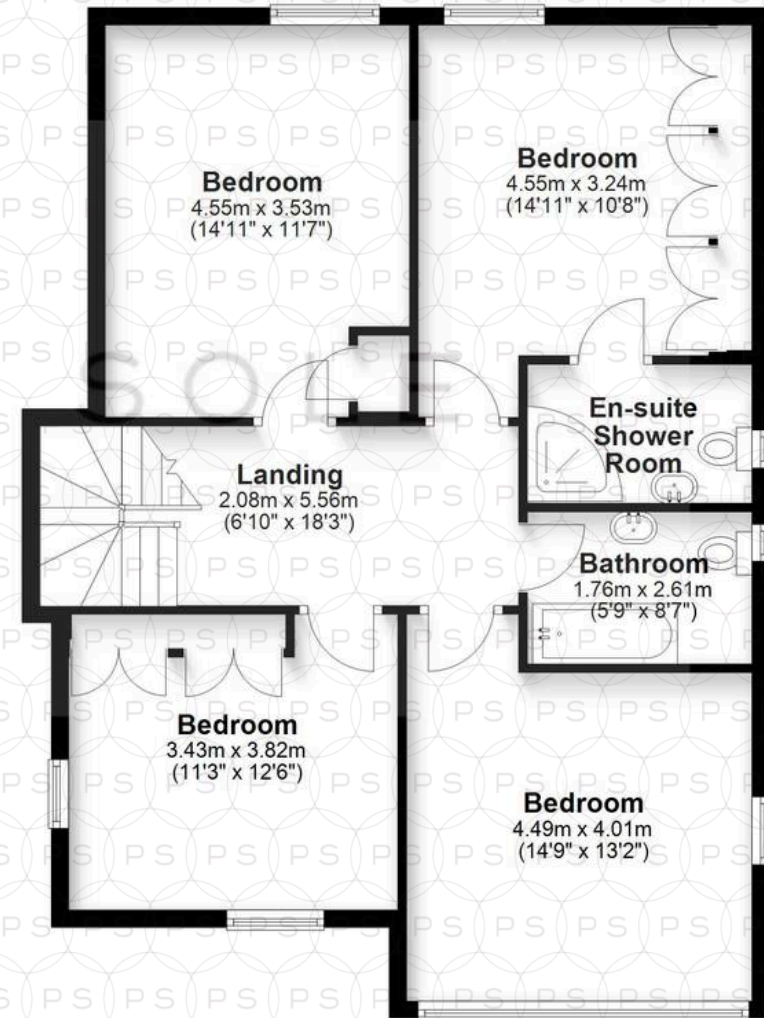
Ground Floor

Approx. 94.2 sq. metres (1014.1 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.9 sq. feet)



Total area: approx. 178.6 sq. metres (1922.1 sq. feet)

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Plan produced using PlanUp.



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