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42A Clifton Road, Poole - BH14 9PP

£1,350,000

PS



42A Clifton Road

Lower Parkstone, Poole

Set in a peaceful cul-de-sac in prestigious Lower Parkstone, this beautifully presented home offers a versatile layout across two floors with exceptional attention to detail. Designed for modern family life and effortless entertaining, the heart of the property is a spacious open-plan kitchen, dining, and living area. This central space features a bespoke island with integrated dining, a striking media wall with a wood-burning hearth, and bi-fold doors opening to a full-width balcony overlooking the landscaped gardens.

- Beautifully presented and finished to a luxurious standard
- Full-width, air-conditioned, open plan kitchen/dining/living space with bi-fold doors
- Cinema/games room with projector, surround sound & covered balcony
- Substantial air-conditioned home office with high-speed internet
- Dedicated home gym and utility/laundry room
- Romantic, air-conditioned, principal suite with dressing room, ensuite & harbour glimpses
- Three further double bedrooms, two with ensuites
- Landscaped rear gardens with patios, decking & feature lighting
- Integral double garage with electric car charging point
- Secure gated driveway with parking for several cars
- Approximately 3300 sq.ft
- Council tax band G : £3758.23
- EPC Rating: C



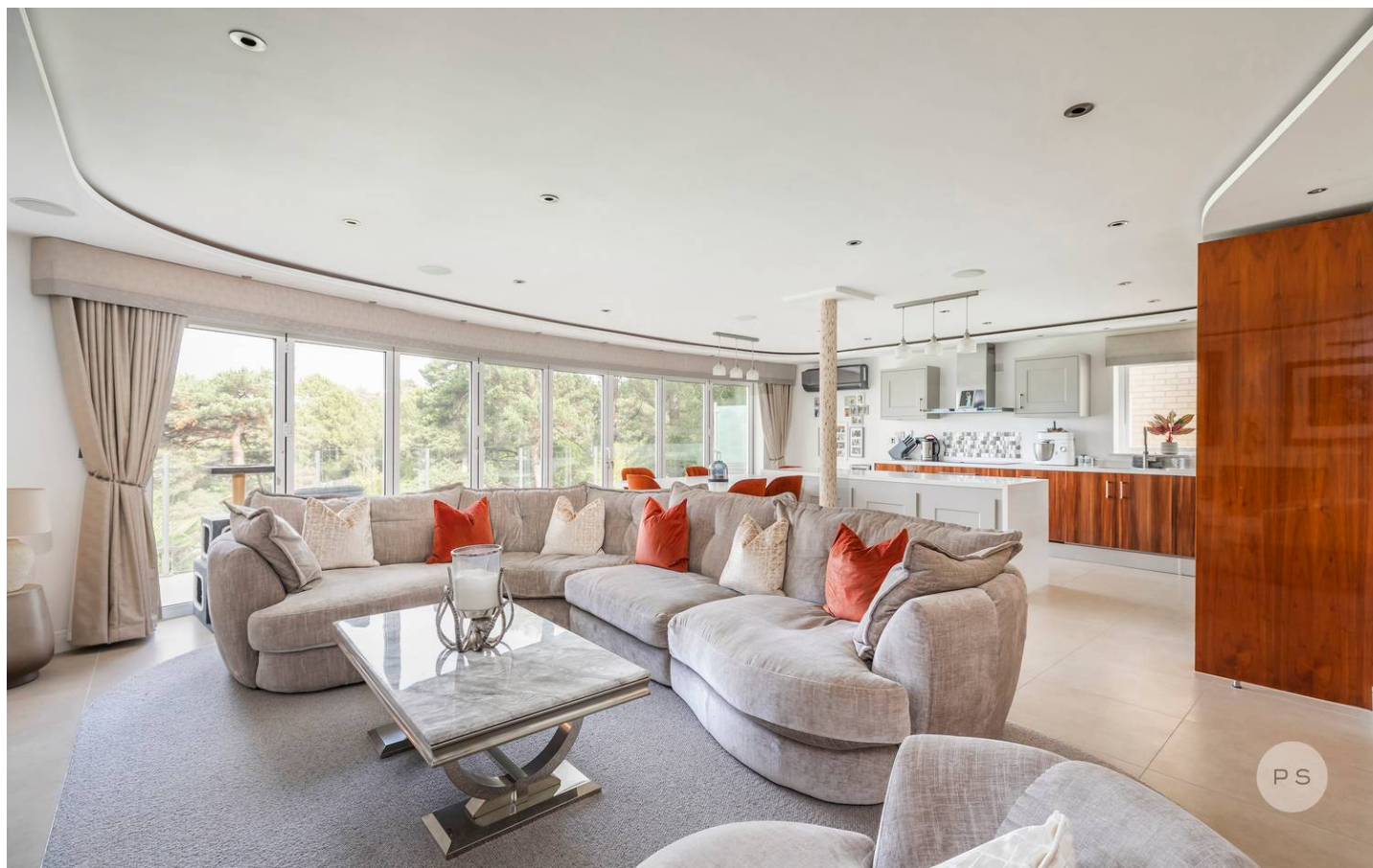
A separate cinema/games room comes complete with a projector and surround sound, creating an immersive entertainment experience. Further ground floor accommodation includes a home gym, a fully equipped utility/laundry room, and a generous office with air conditioning, ideal for remote work or study. The entire property benefits from a Control4 smart home system, which integrates lighting, media, security, and heating for seamless control.

Upstairs, the luxurious principal suite features a large dressing room and a sleek ensuite bathroom with partial harbour views. Three additional double bedrooms are thoughtfully appointed, with two featuring private en-suites and one boasting its own balcony. A contemporary family bathroom serves the fourth bedroom.

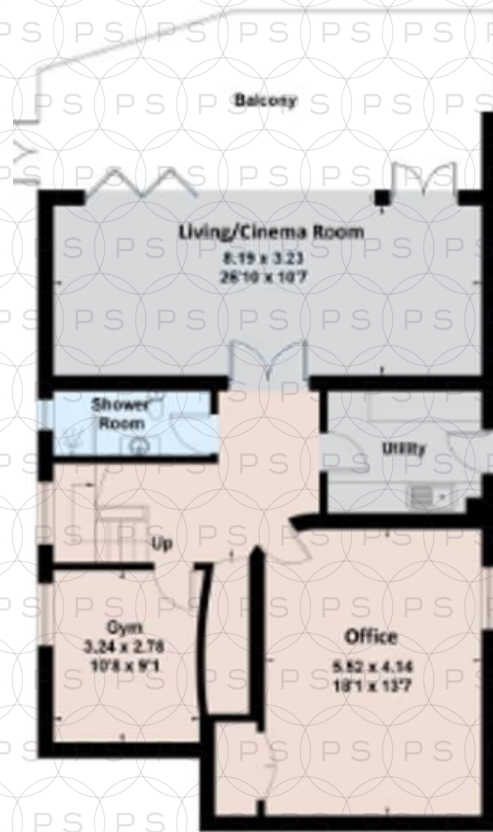
Outside, the landscaped rear garden combines lawn, decking, and patio areas surrounded by tropical planting and ambient lighting - perfect for entertaining or relaxing. A gated driveway at the front offers ample parking and leads to the integral garage, which includes an electric car charging point.

Location

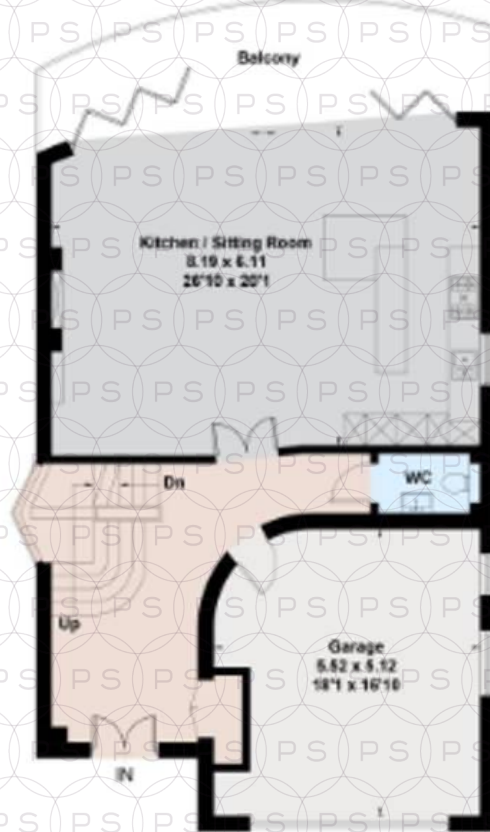
Clifton Road is a quiet cul-de-sac in Lower Parkstone, providing direct access to woodland walks while remaining close to amenities. Penn Hill High Street is a short stroll away, offering a selection of independent shops, cafes, and restaurants. The vibrant centres of Westbourne and Ashley Cross are nearby, and the award-winning beaches of Sandbanks and Branksome Chine are within easy reach. Poole Harbour, with its sailing and water sports opportunities, is close by. Lower Parkstone also offers excellent transport links to Bournemouth, Poole, and London, and falls within sought-after school catchment areas for both primary and secondary education.



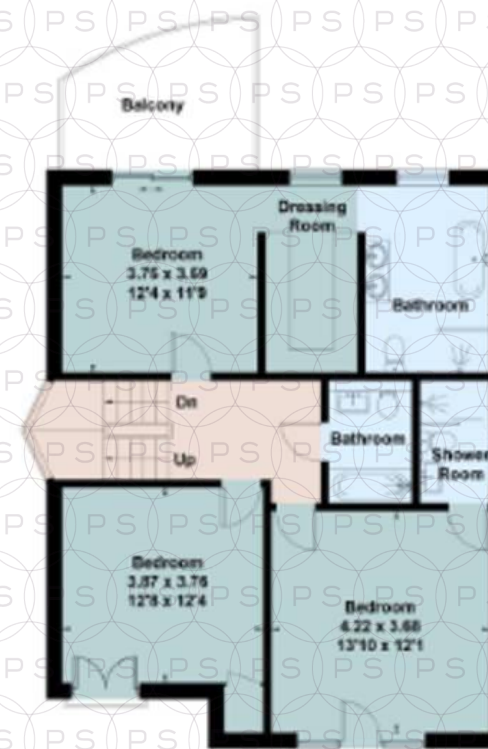
Approximate Floor Area = 337.9 sq m / 3637 sq ft



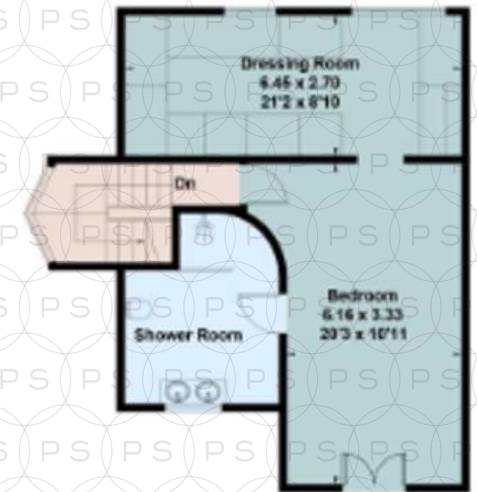
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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