

PS



68 Alton Road, Lower Parkstone, Poole - BH14 8SP
£925,000

PS



68 Alton Road

Lower Parkstone, 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
- EPC Band: C



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 large central island and breakfast bar that connects to a generous living room, offering the flexibility of semi open-plan living. Both the kitchen and living room open directly onto the garden through Bifold 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 within 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 and texture. Multiple seating areas, mature planting and a bespoke water feature create a tranquil retreat that wraps around the home. Ideal for entertaining, relaxing or simply enjoying year-round outdoor living, this garden is both beautiful and functional, with gated access to the front driveway completing the picture.

Location

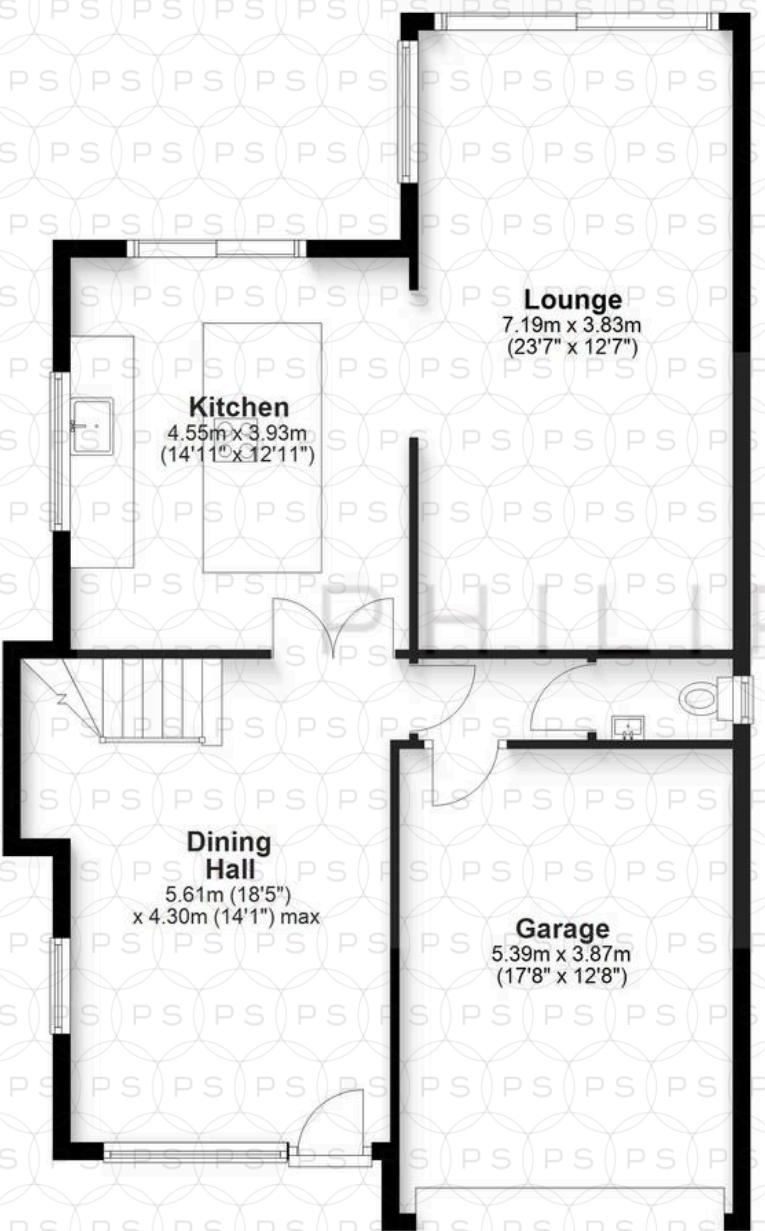
Ashley Cross, located in the highly desirable area of Lower Parkstone, offers a vibrant village atmosphere with a range of independent shops, popular cafés, pubs, restaurants, and cocktail bars, perfect for both everyday convenience and socialising. Families are particularly drawn to the area for its excellent school catchment, including the well-regarded Baden Powell Junior School.

The beaches at Sandbanks and the harbourside park at Whitecliff / Lilliput are just a short drive or cycle away, offering access to stunning shoreline walks, water sports and yacht clubs. Nearby Parkstone Train Station provides a direct commuter service to London Waterloo in approx. two hours, making this a well-connected yet peaceful coastal location.



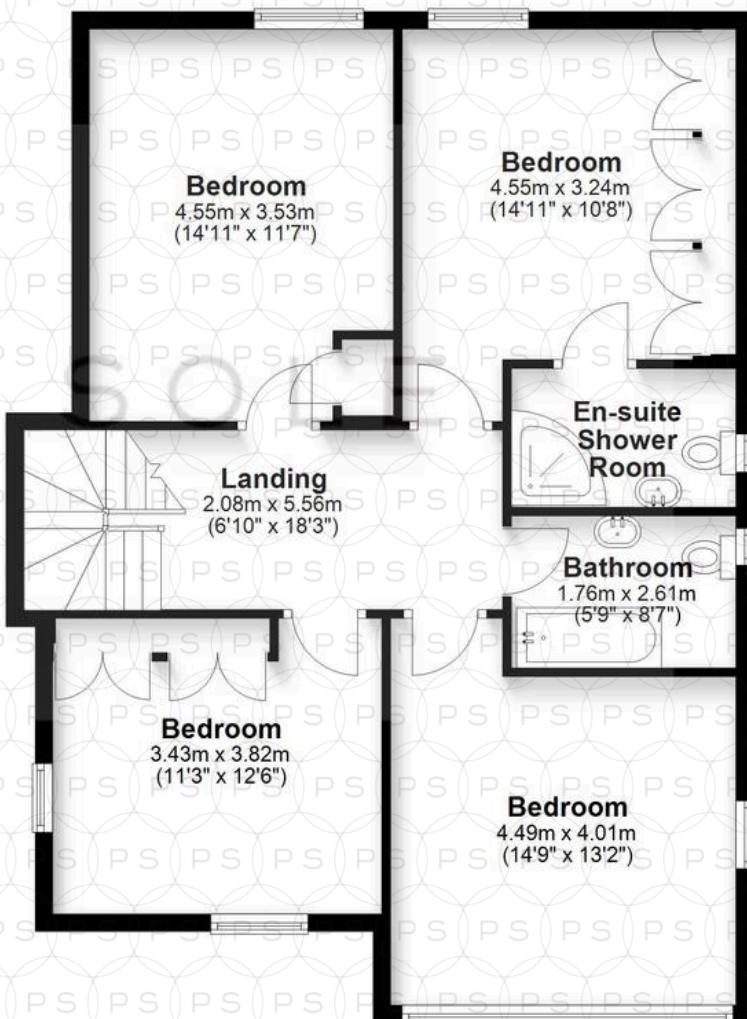
Ground Floor

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)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemoutheenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.

PS