

PS

14 Caledon Road, Lower Parkstone, Poole, BH14 9NN

Guide Price £950,000





## Caledon Road

Upon entering this residence, one is immediately struck by the immaculate presentation that flows seamlessly throughout. This charming character home has, in recent years, been meticulously refurbished to an exceptional standard.

At the heart of the ground floor lies the kitchen/breakfast room, beautifully appointed with bespoke “Shaker” cabinetry, a central island with breakfast bar, and integrated appliances, all enhanced by polished granite worktops. A defined dining area beneath a vaulted ceiling with bi-folding doors grants direct access to the garden.

- Stunning Presentation
- Southerly aspect rear garden
- 3/4 double bedrooms
- 4 luxury bath/shower rooms
- Kitchen, breakfast, day room with direct access to the garden
- 2 reception rooms
- Gym/garden room
- Large single garage and ample off road parking
- Freehold
- Internal floor space: 2285 sq.ft.
- Council Tax Band F: £3,466.65
- EPC Rating: D



## ABOUT THIS PROPERTY:

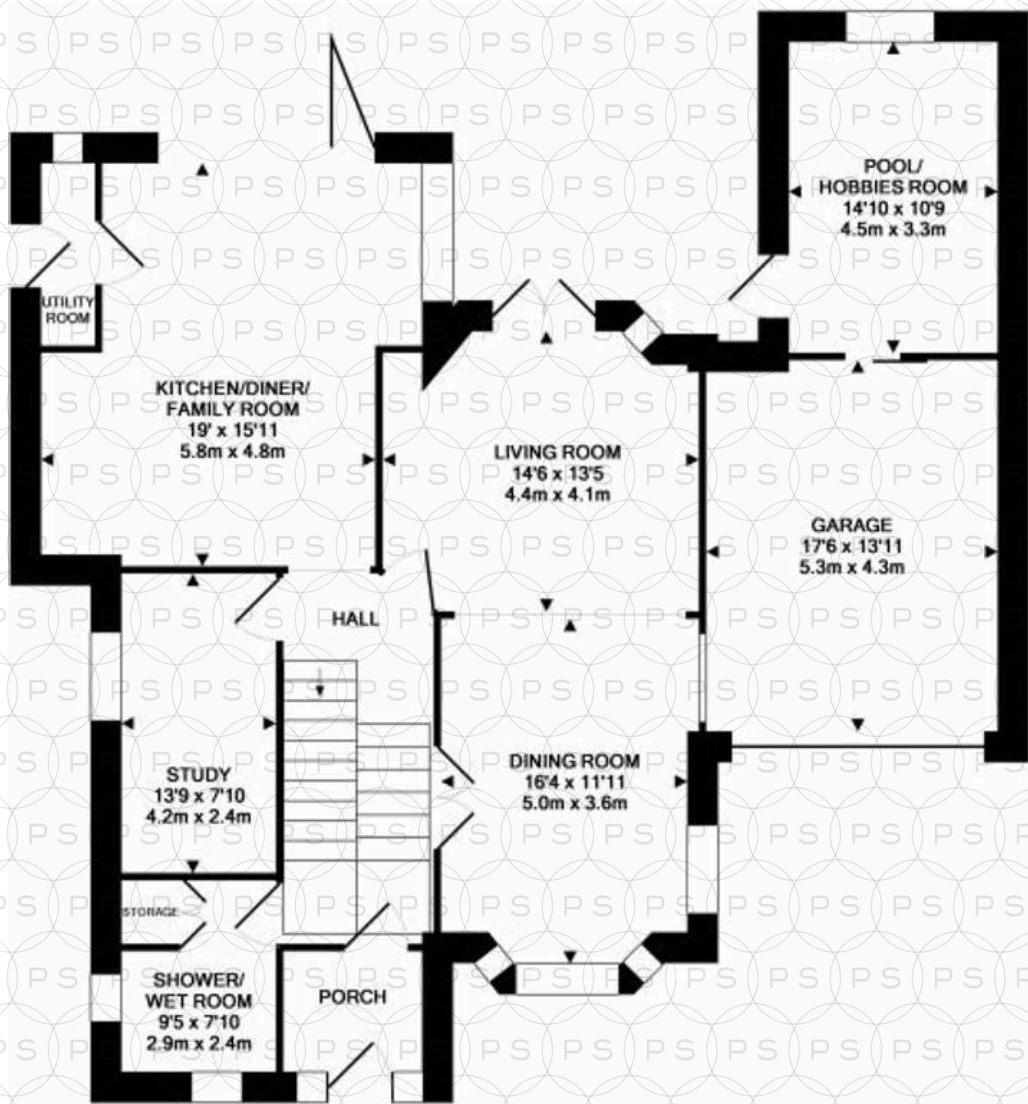
The lounge, flowing open plan into the dining space, with solid wood flooring, a log-burning stove, and double doors opening to the terrace and landscaped garden beyond. Also on this level is a versatile reception/bedroom 4 and a luxuriously fitted shower room. The hallway continues with the wood flooring, while a spindled staircase leads to the first floor; at the half landing, the owners have created a dressing room. The principal suite overlooks the garden, complete with a sumptuous en suite bathroom and concealed door to storage above the garage. Bedroom two features its own en suite shower room, while the third enjoys use of the elegant family bathroom.

Externally, the home is approached by a herringbone brick-paved driveway, offering ample parking, an electric car charging point, and access to an oversized garage with an electronically operated door. Beyond, a rear door opens to a versatile garden room/gym. The southerly rear garden has been thoughtfully landscaped, providing both seclusion and charm, mainly laid lawn, framed by seasonal planting and various sunlit terraces for dining and relaxation.

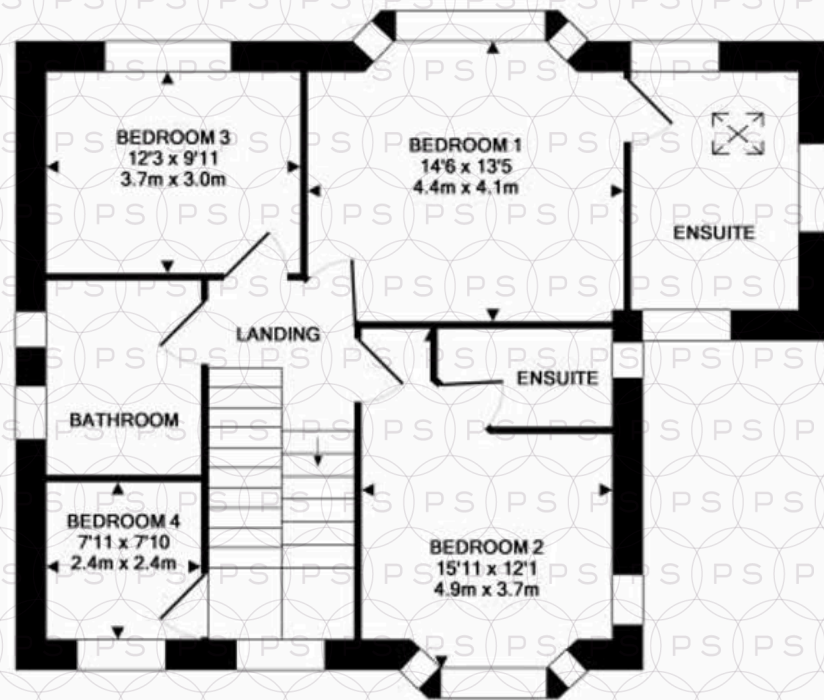
## LOCATION:

Situated in a quiet and much sought-after road, yet within an easy walk of Penn Hill with its popular selection of cafes, restaurants, bars, retail and convenience shops. The local train station at Branksome provides a direct line into London Waterloo in approx. 2 hours. For the watersports enthusiast, approximately 1.5 miles in distance is Salterns Marina, one of many on this coastline and from here just a short walk will take you to the award winning beaches that this part of the south coast is renowned for.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1443 SQ.FT.  
(134.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 842 SQ.FT.  
(78.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2285 SQ.FT. (212.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019



## Philippa Sole Ltd

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

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://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.