

PS

70 St. Osmonds Road, Lower Parkstone, Poole, BH14 9JX

For Sale £1,100,000



70 St. Osmunds Road

Lower Parkstone

Positioned on a well regarded residential road less than 200m from Parkstone Golf Club, this detached house has been carefully extended to more than 1,560 sq.ft to create a balanced family home with a clear emphasis on light and connection to the garden.

- Charming modern interiors including Crittall doors, decorative panelling and shutters
- Extended kitchen / living with Herringbone flooring
- Bi-fold doors open onto a fabulous alfresco terrace
- South west facing landscaped garden with retractable sun awning
- Premium composite deck with zoned seating / entertaining & planting
- Handmade kitchen with central island & seating
- Separate lounge area & additional living room
- Elegant four bedrooms, two bathrooms
- Welcoming entrance hall, with cloakroom & utility
- Detached garage & generous driveway parking with EV charging point
- Planning permitted for side extension incorporating garage into living area
- Circa 1km from both Ashley Cross & Penn Hill
- Freehold
- Council Tax Band G: £3,999.98
- EPC Rating: D



ABOUT THE PROPERTY:

The welcoming entrance hall greets you with light decorative panelling. The main living area is at the rear of the property where the house opens into a full width stylish kitchen / dining / living space. The kitchen is arranged around a central island with breakfast seating and finished with quartz worktops and pretty Herringbone flooring. A relaxed seating area sits next to a brick feature wall with a cosy log burner, creating a defined section within the larger open plan room. Bi fold doors open directly onto the alfresco dining terrace. Crittall style glazed doors lead through to a sitting room at the front of the house, allowing separation without losing light, and is fitted with attractive plantation shutters.

Upstairs, four bedrooms are arranged from the landing. The principal and second bedrooms are both well proportioned with fitted storage. The remaining rooms provide flexibility for family use or working from home. Two stylish bathrooms serve the first floor, both finished with modern fittings and clean detailing.

OUTSIDE:

A large west facing terrace sits flush with the kitchen via bi-fold doors and is covered with a custom fitted retractable sun awning, creating a premium outdoor reception space perfect for entertaining. Steps lead down to a level lawn bordered by planted beds and established shrubs. Additional seating zones are created using quality composite deck, including a hot tub area. A detached garage sits to the side, with power and light. Planning has been granted for a ground floor side extension to incorporate the garage into the main living area. The front driveway provides plenty of off road parking.

LOCATION:

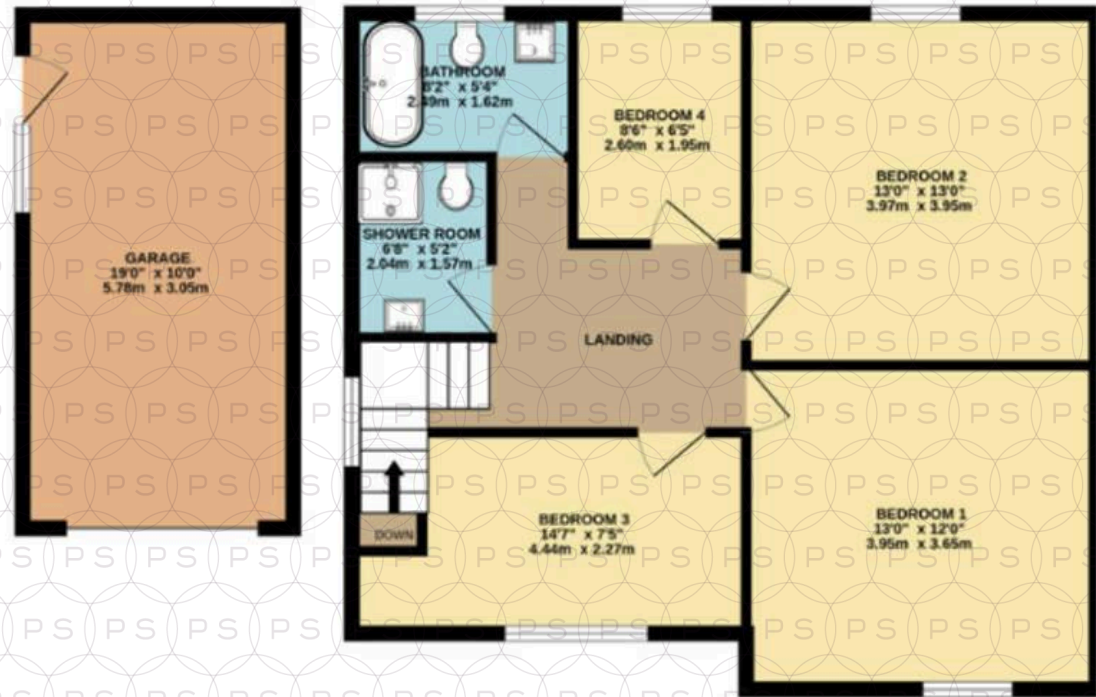
Less than 200m from championship Parkstone Golf Club and approx. 1 km from both Ashley Cross and Penn Hill. Both offer a range of independent cafés, restaurants and day to day amenities. Branksome and Parkstone train stations provide direct routes into London Waterloo in approx. 2 hours. The beaches of Branksome Chine and Sandbanks are within a short drive. Local schooling is well regarded, with both state and independent options nearby.



Ground Floor



First Floor



Total Floor Area = 145.5 sq m / 1567 sq ft
Ground Floor = 84.4 sq m / 908 sq ft
First Floor = 61.2 sq m / 658 sq ft



Philippa Sole Ltd

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