

PS

161 Parkstone Avenue, Penn Hill, Lower Parkstone, Poole - BH14 9LP

For Sale £815,000

PS



# Parkstone Avenue

## Penn Hill

Positioned within easy reach of Penn Hill, this house sits in a part of Lower Parkstone that works particularly well for day to day living. The frontage reflects its character origins, while the interior has been adapted with a clear focus on light and usability. The extension to the rear creates a natural centre to the house, opening directly onto the garden and allowing the main living space to follow the movement of the day. Arranged over three floors and extending to approximately 1,764 sq.ft, the layout provides four bedrooms and a series of reception spaces that offer both connection and separation where needed. It is a house that supports family life without unnecessary complexity.

- Substantial detached character home arranged across three spacious floors
- Four well-proportioned double bedrooms, including a top-floor suite
- Vaulted open plan kitchen/breakfast room with central island
- Bi-fold doors opening directly onto a secluded rear garden
- Separate lounge featuring a log burner fireplace
- Additional reception room offering flexible use
- Two modern bathrooms plus a convenient ground floor cloakroom
- Utility room providing practical storage and laundry space
- Block paved driveway with off-road parking
- Located within sought-after school catchment and close to local amenities
- Council Tax F £3,466.65
- Freehold
- EPC Rating D
- Total Floor Area 1,764 sq.ft



A calm and ordered hallway establishes the tone, with a sense of width and continuity that carries through the ground floor. To the front, the sitting room is shaped around a bay window and fireplace, offering a quieter setting away from the main living areas. Moving through, the rear of the house opens into the extended striking vaulted kitchen, dining and living space that forms the heart of the home. Rooflights introduce consistent natural light, while glazed doors frame the garden and provide direct access onto the terrace. The kitchen is arranged around a central island, allowing for both everyday use and more social occasions, with the dining area positioned to overlook the garden. A separate family room offers flexibility depending on requirements, whether as a playroom, second sitting room or workspace. A utility room and cloakroom sit alongside, adding practical support. The first floor accommodates three bedrooms and a family bathroom, each room proportioned for comfortable use. The second floor is arranged as a principal suite with its own shower room, set apart from the rest of the house and providing a greater sense of privacy.

#### OUTSIDE:

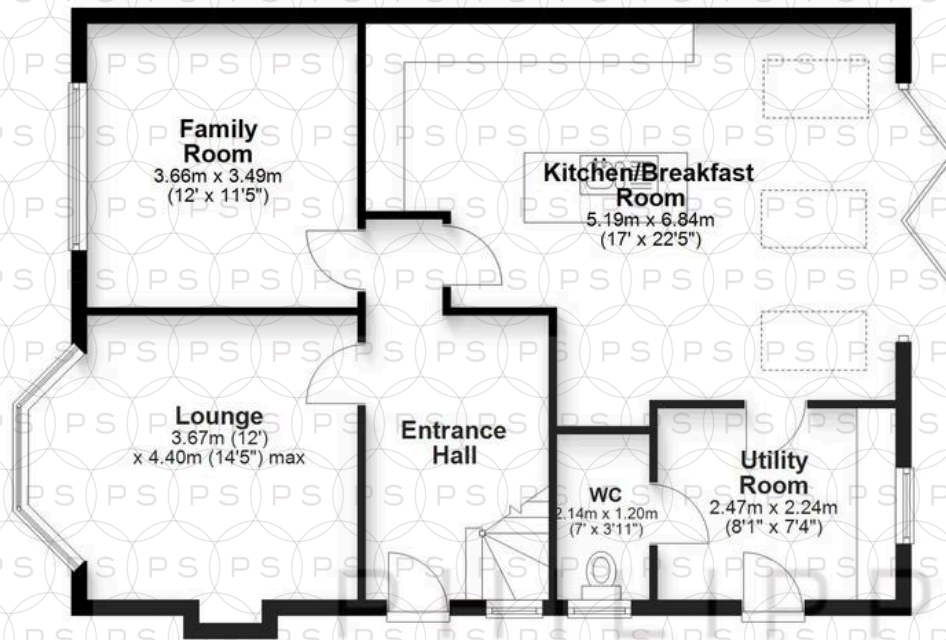
The rear garden allows for consistent natural light across both the terrace and lawn. The paved seating area sits directly outside the main living space, creating a natural extension for dining and outdoor use. The garden is enclosed by fencing and planting, offering a degree of privacy. To the front, driveway parking provides off-street provision.

#### LOCATION:

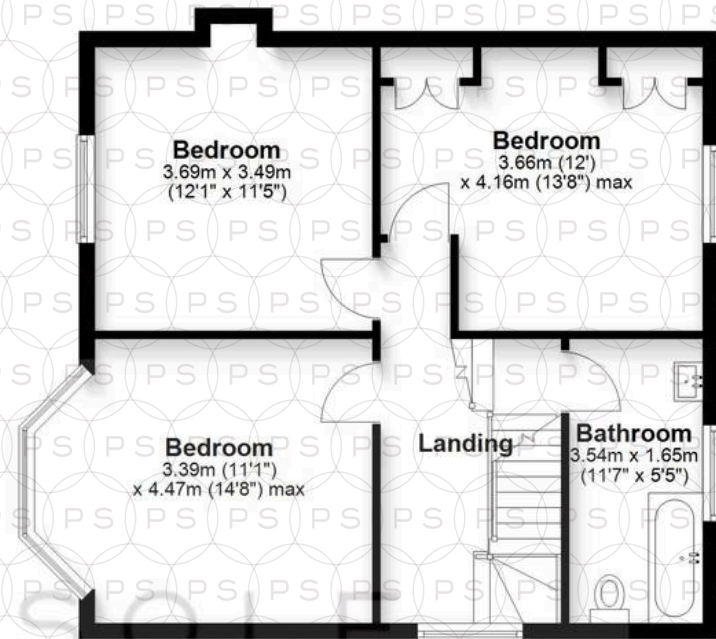
Lower Parkstone remains one of Poole's most sought-after residential areas, valued for its accessibility and proximity to the coastline. Parkstone Avenue sits within easy reach of Penn Hill Village, offering a convenient hub of independent shops, cafés, bars and restaurants. Branksome Train Station is just 1km away, with direct services to London Waterloo. Just 250m away is the start of a 2.5 km wooded footpath that tracks down Branksome Chine to the beach, where mornings begin with yoga and activity, moving into relaxed evenings at Rockwater. Poole Harbour, with its marinas and yacht clubs, supports a broader coastal lifestyle. The area is well regarded for schooling, with the property within Courthill and Baden Powell catchments. Overall, a setting that balances lifestyle and day to



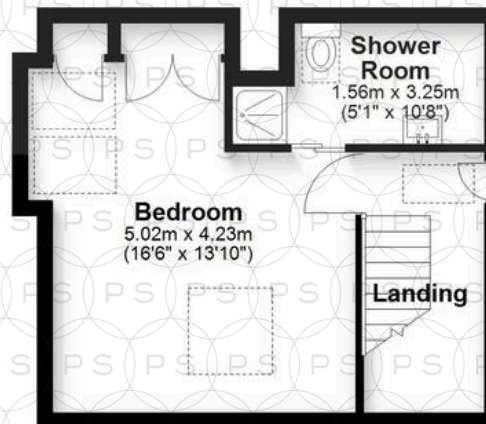
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 164.0 sq. metres (1764.8 sq. feet)

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Plan produced using PlanUp.

161 Parkstone Avenue, -



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