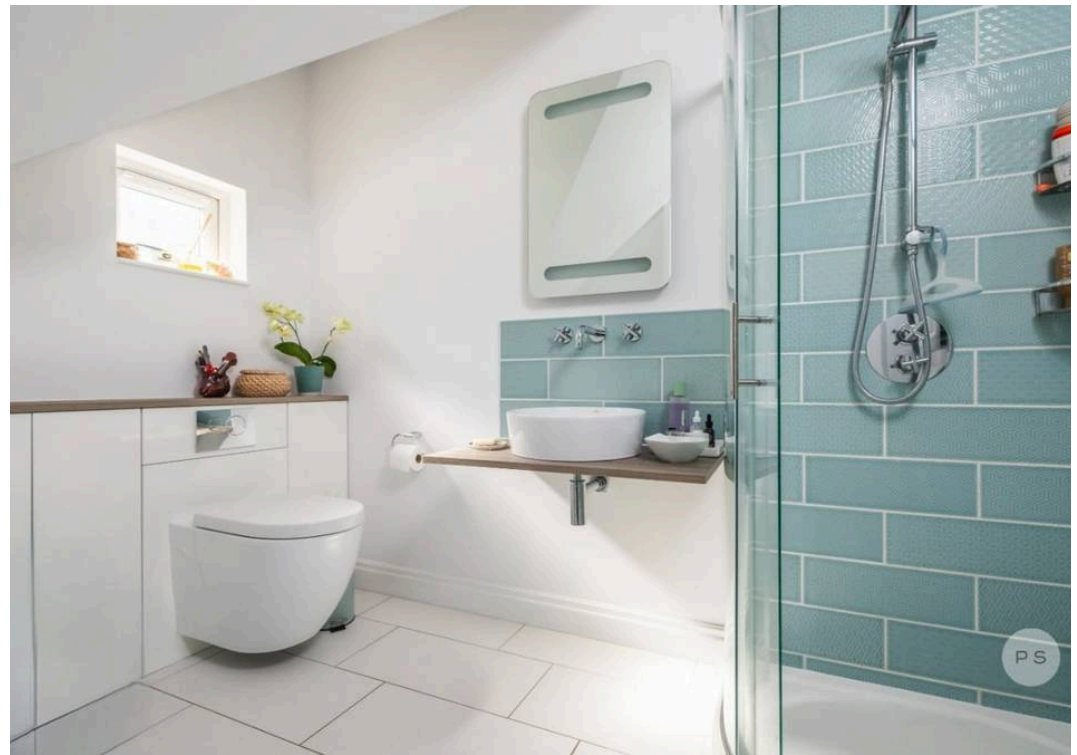


PS

68 Alton Road, Lower Parkstone, Poole - BH14 8SP

For Sale £875,000





68 Alton Road

Lower Parkstone

With its lush green outlook and feeling of tranquility, this home really must be viewed to appreciate. 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 sought after school catchments, the property also benefits from easy access to Parkstone Train Station, Ashley Cross Village and the harbourside parks of Lilliput and Whitecliff.

- Delightful south-facing mediterranean garden (must be viewed!)
- Approx. 2,000 sq ft of internal living space
- Insulated garage with potential for annex / multi-generational living / rental income (STPP)
- Four spacious double bedrooms
- Impressive open-plan entrance and dining hall
- Stylish kitchen / breakfast room
- Generous living room with Bi-fold doors to garden
- Bespoke water feature & garden seating areas
- Catchment for highly sought after local schools
- Just 400 metres from Parkstone Golf Course & Blake Hill View Point
- Short 1km distance to Parkstone Train Station (direct to London) & vibrant hub of Ashley Cross Village
- Council Tax Band G: £3758.23
- EPC Band: C
- Freehold



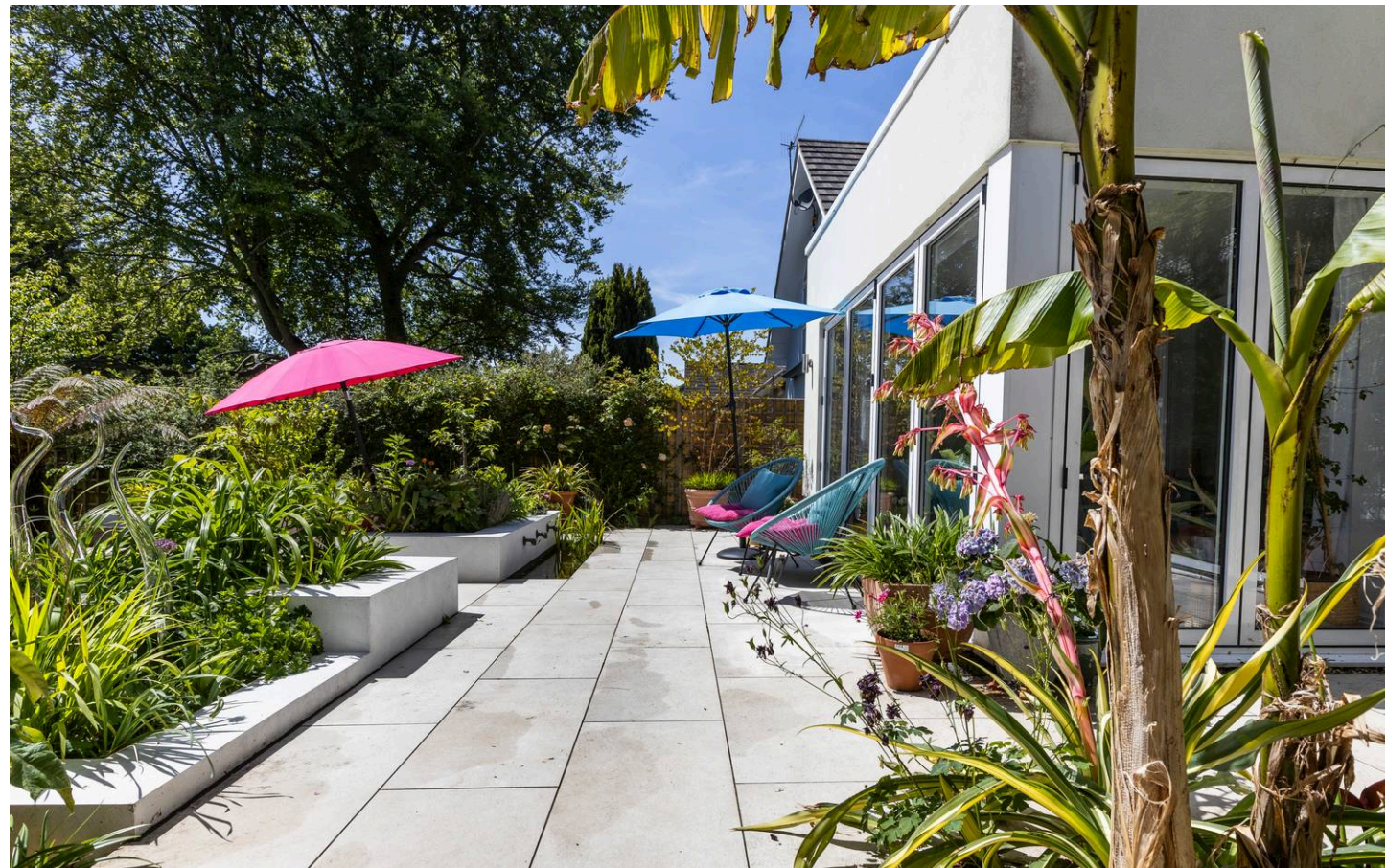
A standout feature of the home is the striking open-plan entrance and dining hall, a grand and versatile space that creates an immediate sense of scale and light. Flowing from here, a sleek kitchen/breakfast room with integrated appliances and a large central island and breakfast bar that connects to 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).

OUTSIDE:

The professionally designed garden is a true highlight, abundant with colour, texture and structure. Multiple seating areas, mature planting and a bespoke water feature create a tranquil retreat that wraps around the rear and side of 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. An integrated garage offers potential to be converted into additional living space or annex for multi-generational living or income generation (STPP).

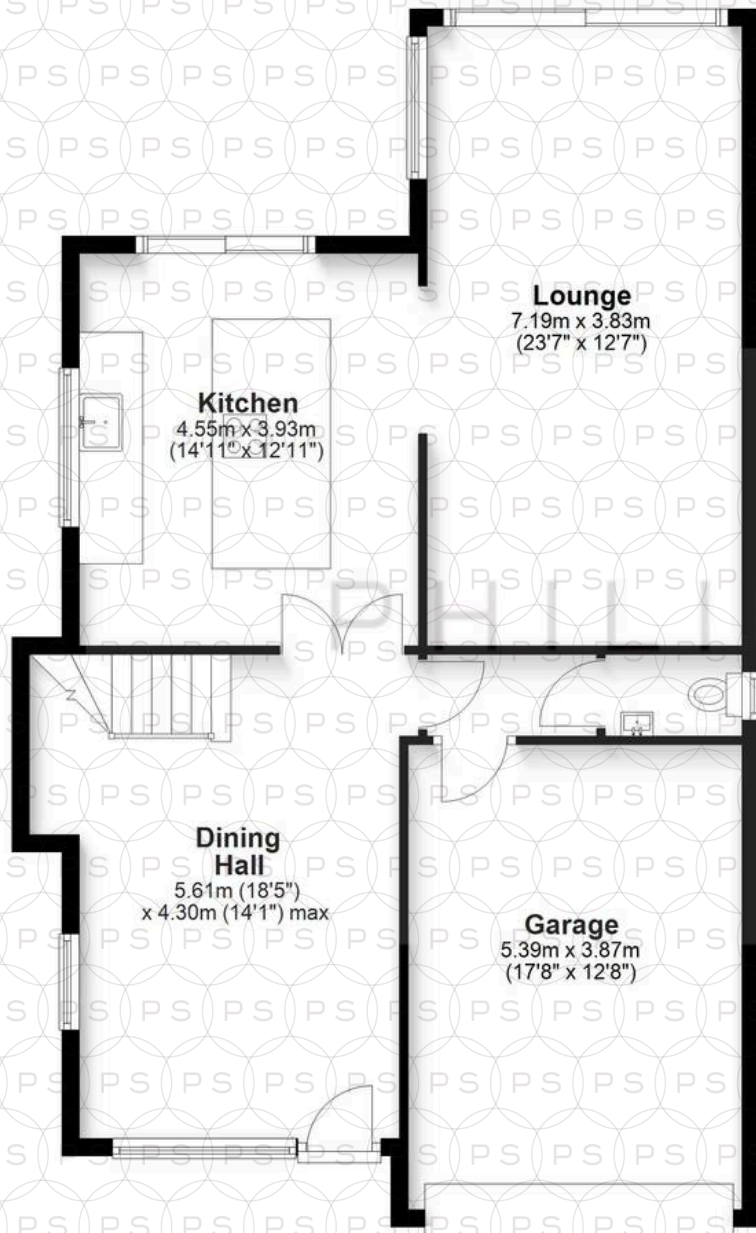
LOCATION:

Highly desirable Ashley Cross 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 catchments, including the well-regarded Baden Powell Junior School. The area is also ideally placed for outdoor and coastal living. The beaches at Sandbanks and the harbourside parks at Whitecliff and Lilliput are just a short drive or cycle away, offering access to stunning shoreline walks, water sports and yacht clubs. For commuters, Parkstone Train Station is 1km, direct to London Waterloo in approx. two hours, making this a well-connected yet peaceful location.



Ground Floor

Approx. 94.2 sq. metres (1014.1 sq. feet)



Lounge
7.19m x 3.83m
(23'7" x 12'7")

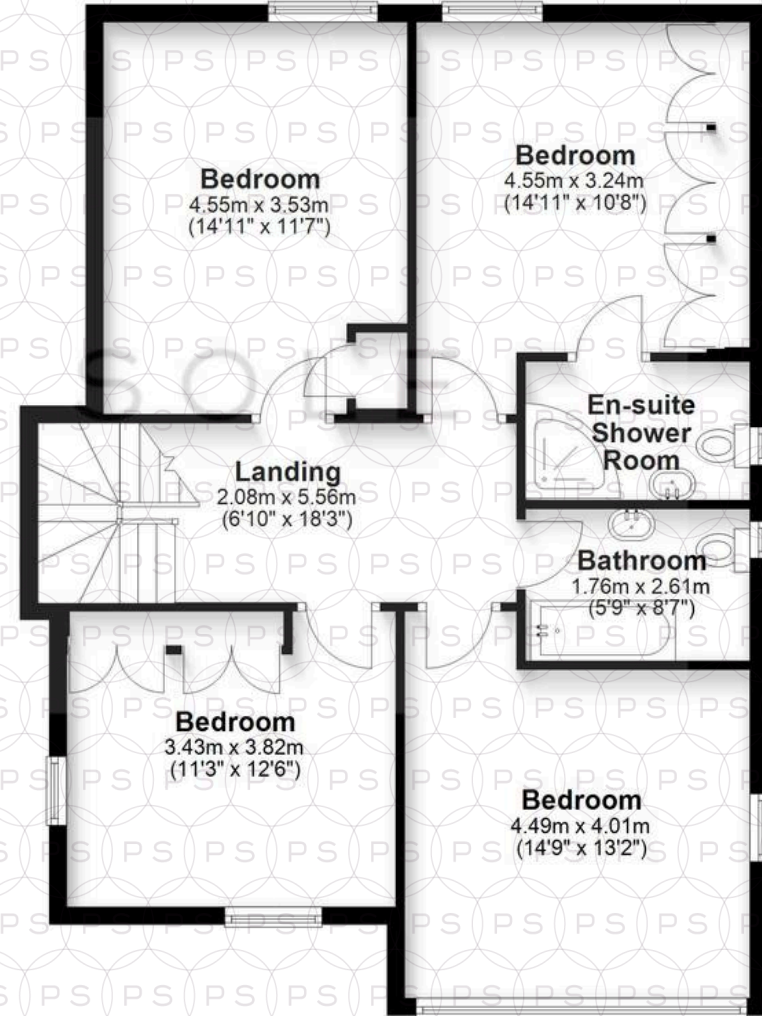
Kitchen
4.55m x 3.93m
(14'11" x 12'11")

Dining Hall
5.61m (18'5")
x 4.30m (14'1" max)

Garage
5.39m x 3.87m
(17'8" x 12'8")

First Floor

Approx. 84.3 sq. metres (907.9 sq. feet)



Bedroom
4.55m x 3.53m
(14'11" x 11'7")

Bedroom
4.55m x 3.24m
(14'11" x 10'8")

Landing
2.08m x 5.56m
(6'10" x 18'3")

En-suite Shower Room

Bathroom
1.76m x 2.61m
(5'9" x 8'7")

Bedroom
3.43m x 3.82m
(11'3" x 12'6")

Bedroom
4.49m x 4.01m
(14'9" x 13'2")

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.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Philippa Sole Ltd

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