

HOME OF DISTINCTION



Lower Parkstone

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A brand new detached home located in a quiet elevated position and featuring superb harbour views.

Recently launched and constructed by renowned local developers Stanborough Construction, this home boasts exceptional space throughout and features a strikingly high specification.

Of particular interest is the excellent and bright living space, with a spacious living room and high specification kitchen/dining area. The combination of natural light the house receives along with the design and specification really must be seen to be appreciated.

The home possesses four/five bedrooms including a sumptuous Master Bedroom Suite with harbour views and with its own En Suite and walk-in wardrobe. There are three/four further double bedrooms, three of which are En Suite while the flexible accommodation options provided may lead to a new owner utilising one as a study. The top floor room certainly has the appealing aforementioned views and would surely be a popular position to relax and unwind with the lovely outlook or equally work from home!

The spacious feel continues through the house and further ground floor accommodation comprises of a large utility room, a WC and ample storage. Finally, in addition to the good sized driveway there is an integral garage with electric up and over doors. As expected with a home of this calibre the house also has the finest features throughout which can be provided on request and on viewing including underfloor heating throughout.

Outside, the home benefits from a lovely wrap around private garden which has been thoughtfully landscaped and provides excellent space for those lazy afternoons.

However, it is the views on offer that make the house really shine, with elevated, south/west views over Poole Harbour and beyond - on display from many of the principle rooms. Couple this with the extremely bright aspect with sunlight into the house throughout the day, and the boxes really are all ticked.

This house really does have to be seen to be appreciated, offering space, style, luxury and views in one of the most sought-after locations on the south coast.

Please note that some photographs are of the sister property.



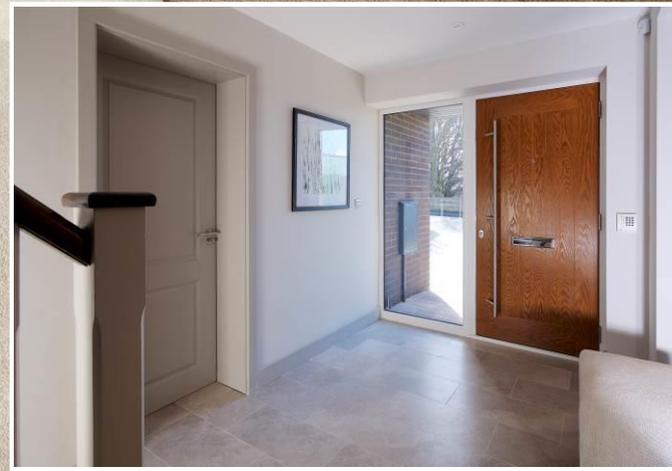
## Lower Parkstone BH14

**BRAND NEW HOME WITH BEAUTIFUL HARBOUR VIEWS.**  
Offering exceptional space throughout and with a stunning harbour view a detached house designed and built to an impeccable specification.  
**RESERVE TODAY.**

(ref:820686)

**£850,000**

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| <b>AWAITING EPC</b>                         |          |                         |           |
| (21-38)                                     | <b>F</b> | 28                      | 34        |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |





**PLEASE NOTE** Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

**Goadsby & Harding (Residential) Ltd** Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

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Brochure prepared by **Matthew Cowley**

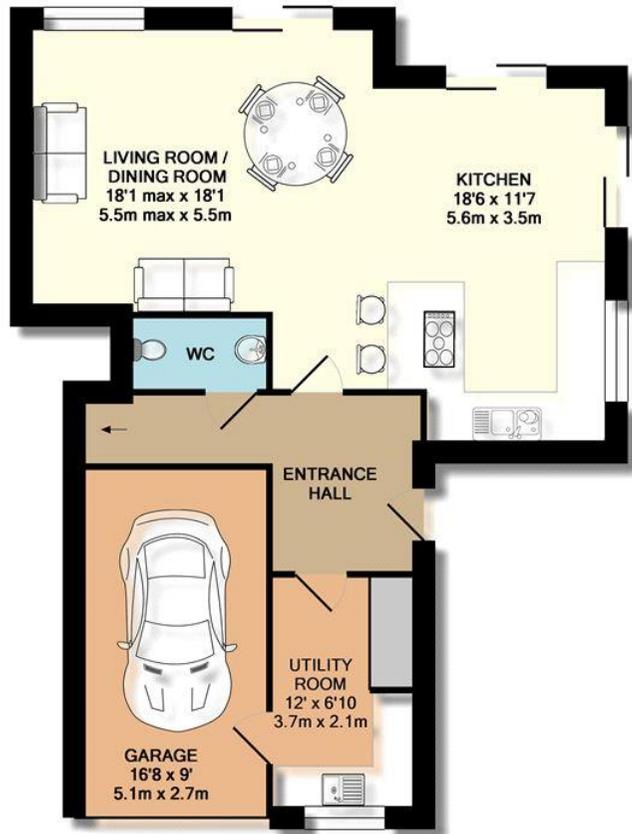
**CANFORD CLIFFS**

39 Haven Road, Canford Cliffs  
Poole, Dorset. BH13 7LE

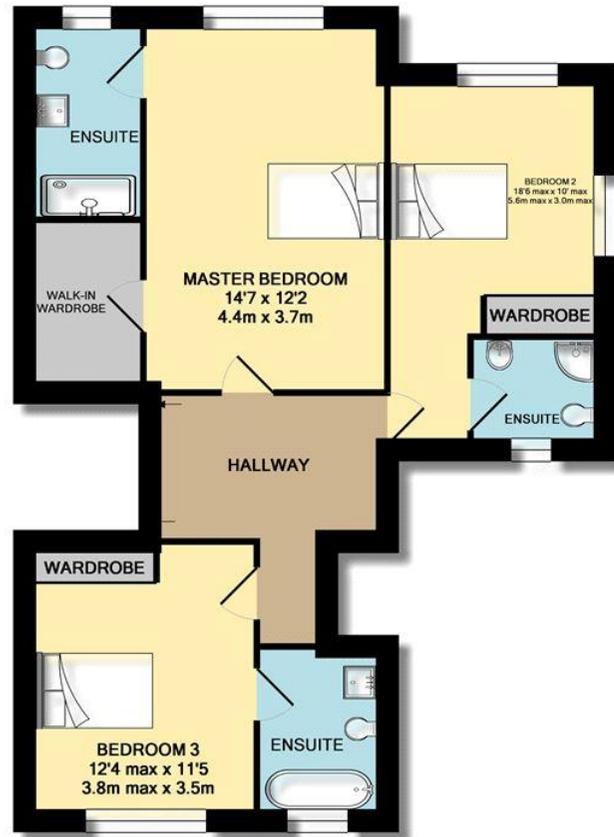
t: 01202 701616  
e: canfordcliffs@goadsby.com



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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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