

**Springfield Road Lower Parkstone Poole BH14 0LG**  
Planning Approved for Radically Contemporary Four Double  
Bedroom Family Home

 **clearwater.co**

# Springfield Road Lower Parkstone Poole BH14 0LG

£529,950

## Planning Approved for Radically Contemporary Four Double Bedroom Family Home

- Designed By Award Winning David James Architects
- 2 Storey Extension with 2nd Storey Being Part Canter Levered Delivering Floating Effect
- Superb Ashley Cross Location
- Currently a 3 Double Bedroom Arts & Crafts Detached House
- Newly Fitted Bathroom and Kitchen/Breakfast Room
- Large Private Rear Patio Area and West Facing Garden
- Village Location Amidst Bustling Cafe/Bar Culture
- Close to Whitecliff Park and Boating Marinas
- Courthill and Baden Powell School Catchment Area

### The Location

Ashley Cross is a village located in Lower Parkstone, Poole. There are many contemporary and individual shops and businesses and a large Victorian green in the centre which offers various social events throughout the year and an area to relax and enjoy the friendly village atmosphere. Ashley Cross is located next to Parkstone Rail Station which allows direct travel to London, Waterloo in two hours. There are plenty of cafés, pubs, restaurants and even a cocktail bar, enough to suit the most discerning of tastes. Poole Harbour at Whitecliff Park is within easy reach with its vast array of nautical facilities including yacht clubs etc. The Bournemouth Wessex Way is very close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute.

### Development Potential

Planning permission has recently been granted by the Borough of Poole to extensively renovate and extend the present property into a substantial four double bedroom contemporary home. The street facade is to be remodelled as well as a substantial 2 storey contemporary extension with the second storey being part canter levered delivering an ultra modern floating effect. Post work the house will be radically contemporary internally and externally and should be able to command "benchmark" resell values for the location. Ideal for those seeking a substantial contemporary home with good west facing garden, whilst living in the heart of ever popular Ashley Cross Village.

### Current Property

A three double bedroom character arts and crafts period cottage with the ground floor boasting a large reception room leading to the sun room, one of the three bedrooms, a newly fitted bathroom and a separate utility room. There is also a recently fitted kitchen/breakfast room with real hardwood flooring and integrated oven, hob, extractor fan and dishwasher with space for a fridge/freezer with purpose made alcove above. The first floor houses the remaining two double bedrooms both with fitted wardrobes and a shared cloakroom. The front driveway provides ample off road parking and a side pathway leads to the totally secure good sized west facing rear garden mainly laid to lawn with a large patio area accessed from the sun room.

### Council Tax

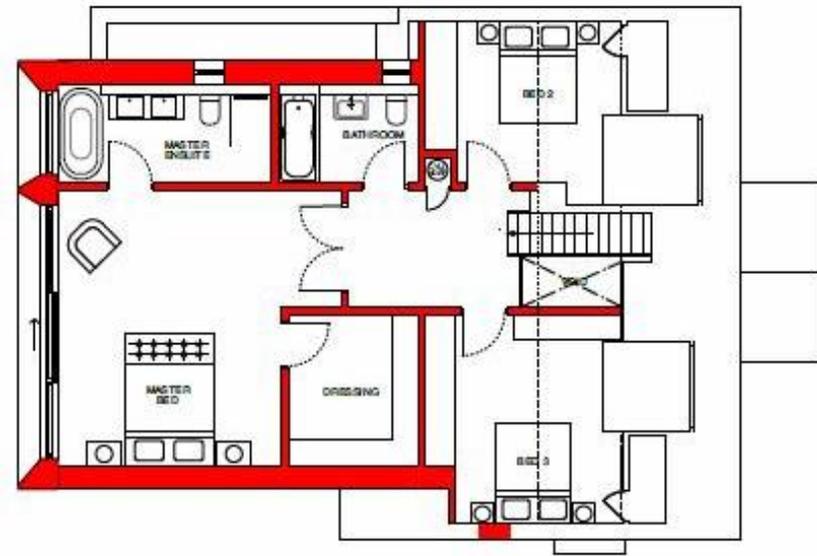
Borough of Poole Council Tax Band D.



Existing Floor Plan

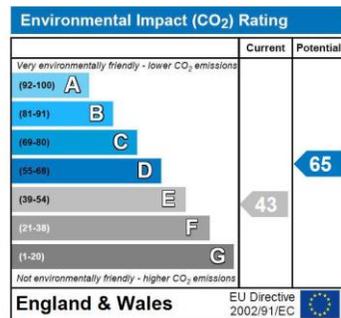
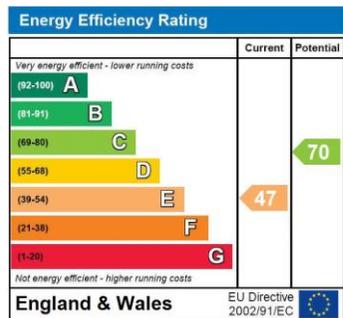


Proposed Ground Floor Plan  
Scale 1:100



Proposed First Floor Plan  
Scale 1:100

### Energy Performance Certificate



[www.clearwater.co](http://www.clearwater.co)

Sales | Rentals | Land | Finance





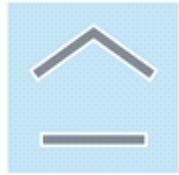
**Important Notice**  
 Clearwater for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Clearwater has any authority to make or give any representations or warranty in relation to this property on behalf of Clearwater, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

01202 738 338

Sales | Rentals | Land | Finance



133 Penn Hill Avenue  
 Penn Hill  
 Poole  
 Dorset  
 BH14 9LY  
 info@clearwater.co



clearwater.co