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Octavia, 19a Harbour View Road, Lower Parkstone, Poole, BH14 0PD

In Excess of £750,000



Octavia, Harbour View Road

A beautifully presented four bedroom detached family home in a sought after Lower Parkstone position, combining generous accommodation with a west facing garden, double garage and excellent access to Ashley Cross.

- Detached family home in sought after Lower Parkstone
- Approximately 0.5 miles from Ashley Cross Village
- Close to Poole Hospital and on bus routes
- Spacious sitting room
- Separate dining room and second reception
- Kitchen and breakfast room
- Private west facing landscaped rear garden
- Large patio ideal for outdoor entertaining
- Integral double garage with internal access
- Generous block paved driveway parking
- Internal area of approximately 1928 sq. ft.
- Council Tax Band F: £3,466.65 per annum
- EPC Rating: C
- Agent note: some of the photographs have been adapted by AI to show rooms furnished.



The house has an excellent sense of space and a layout particularly well suited to family life. A generous entrance leads into a spacious main sitting room, while a separate dining room provides valuable flexibility as a second reception or more formal entertaining space.

The kitchen and breakfast room offers plenty of room for everyday dining, with direct access outside. A downstairs cloakroom and internal access into the double garage add further practicality.

Upstairs are four well proportioned double bedrooms. The principal bedroom has its own ensuite shower room, while the remaining three bedrooms share a contemporary family bathroom.

OUTSIDE

The west facing rear garden is a particularly attractive feature, offering a mature and secluded setting with established planting, lawn and a substantial patio for outdoor dining and entertaining. To the front, a large block paved driveway provides ample off road parking and leads to the integral double garage.

LOCATION

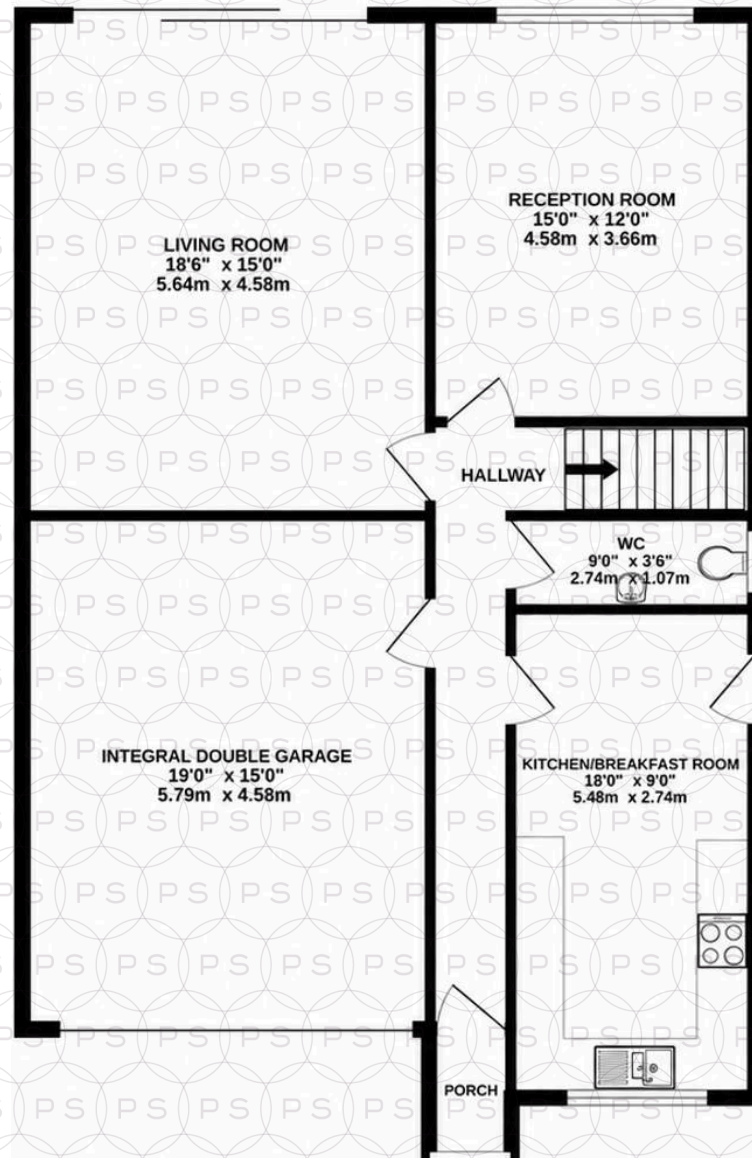
Positioned in sought after Lower Parkstone, approximately 0.5 miles from Ashley Cross Village with its excellent selection of independent cafés, restaurants, bars and shops. Poole Hospital and Parkstone railway station are also close by along side good bus routes providing services to local towns and London Waterloo, while Poole Harbour, Whitecliff and the beaches of Sandbanks are all within easy reach.

PHILIPPA SOLE

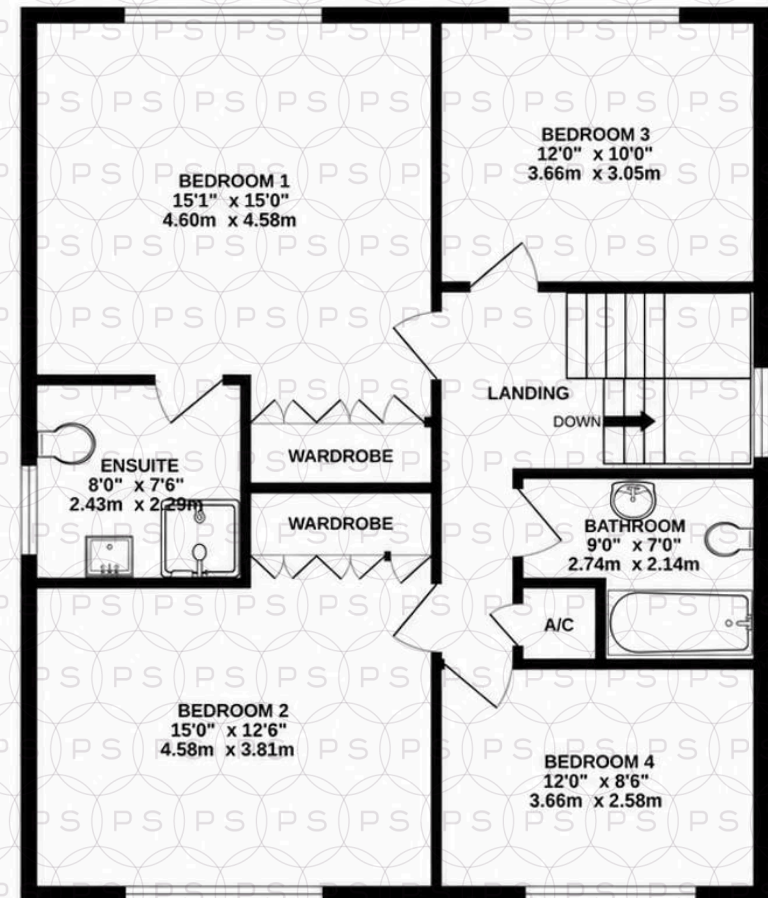
“This is an excellent family home in a particularly convenient Lower Parkstone position. The combination of four genuine double bedrooms, generous reception space, a west facing garden, double garage and ample parking is increasingly difficult to find. With Ashley Cross approximately half a mile away and Poole Harbour and the coast within easy reach, it offers both everyday practicality and an excellent lifestyle.”



GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 1928 sq.ft. (179.1 sq.m.) approx.



Philippa Sole Ltd

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