



19 Charmouth Grove, Ashley Cross, Poole BH14 0LP

A spacious and versatile family home in the heart of Ashley Cross, offering generous accommodation arranged over three floors, with four good size bedrooms, a generous westerly facing rear garden and ample off-road parking.

EPC: 70 Council Tax Band: D Price: £525,000 Freehold

 **4**  **2**  **1**





Key Features

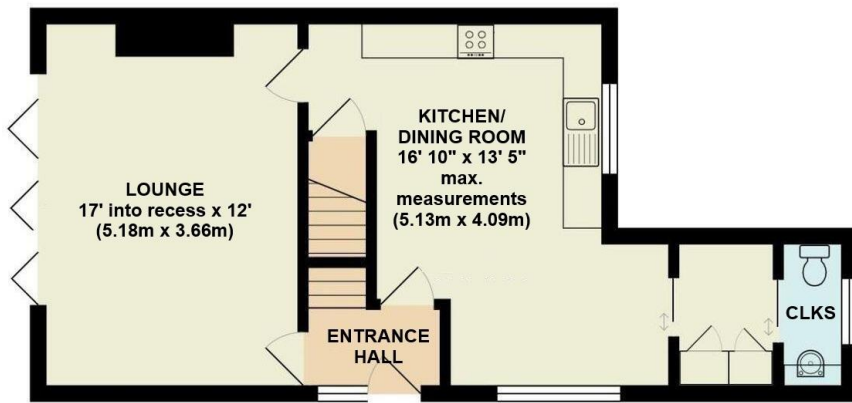
- SPACIOUS & VERSATILE FAMILY HOME ARRANGED OVER THREE FLOORS
- IMPRESSIVE LIVING ROOM WITH BI-FOLD DOORS & LOG BURNER
- DUAL ASPECT KITCHEN/DINING ROOM & SEPARATE UTILITY & WC
- FOUR GOOD SIZE BEDROOMS OFFERING FLEXIBLE ACCOMMODATION-MASTER WITH ROOMY PRIVATE SHOWER ROOM
- SIZEABLE FAMILY BATHROOM WITH SEPARATE CORNER SHOWER CUBICLE
- GENEROUS WESTERLY FACING REAR GARDEN WITH COVERED PIZZA OVEN & BBQ AREA
- LARGE GARDEN OFFICE/GYM WITH POWER
- AMPLE OFF-ROAD PARKING
- IDYLIC LOCATION IN THE HEART OF ASHLEY CROSS

The Property

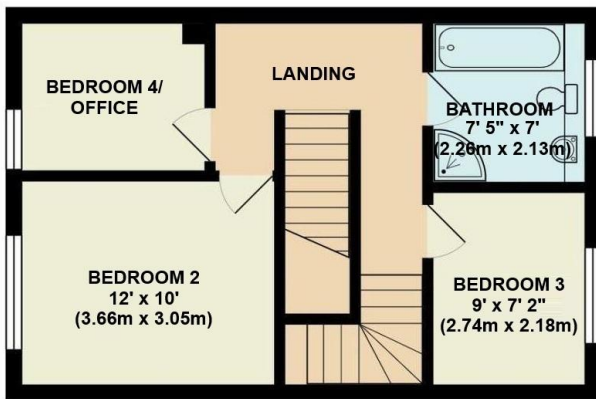
On entering the property, the central hallway provides access to the main ground-floor accommodation. To the rear is a generous, light and airy living room enjoying a westerly aspect, with a feature log-burning stove and bi-fold doors opening directly onto the decking and garden. To the front, the dual-aspect kitchen/dining room offers plenty of space for family dining and entertaining, with light grey gloss units, ample work surfaces and useful understairs storage. A pocket door leads through to a separate utility area, with a further pocket door providing access to the ground-floor WC.

The first floor continues the sense of space and versatility, with three good-sized bedrooms offering flexible accommodation for a growing family or guests. Bedrooms two and four overlook the attractive rear garden, while bedroom three is positioned to the front. Also on this floor is a generous family bathroom with a full-size bath and separate corner

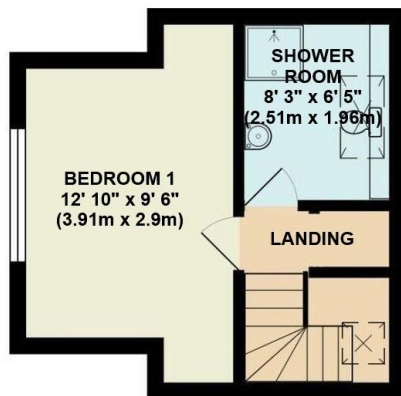
shower. Stairs lead to the second floor, where the principal bedroom creates a spacious and private retreat at the top of the house, with plenty of room for fitted or freestanding bedroom furniture and additional storage. This is complemented by its own spacious shower room. The garden is a particular feature of the property. Its westerly aspect makes the most of the afternoon and evening sun, with a large deck immediately behind the house providing plenty of space for outdoor dining and entertaining. Beyond this is a generous lawn with established planting and raised beds for growing fruit and vegetables, together with a covered pizza-oven and BBQ area. At the far end of the garden is a substantial summer house with power and lighting, currently used as a combined garden office and gym. To the front, the gravelled driveway provides ample off-road parking, with a pathway giving side access to the rear garden.



Ground Floor



First Floor



Second Floor

Overall measurement 121sq m/1302sq ft
(measurement obtained from EPC report)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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