

FOR SALE

13 Cherry Close, Ashley Cross,  
Poole, Dorset BH14 0LJ



PHILIPPA SOLE





£699,950

Semi detached townhouse

Quiet cul-de-sac location

Open plan kitchen / dining / living

Separate lounge

Home office / studio

Glimpses of Poole Harbour

Courtyard garden with raised terrace

Three bedrooms, two bathrooms & cloakroom

Band E - £2,503.40

Freehold

[Click here for virtual tour](#)

## About this property

Facing the property, you'll be greeted with a perfectly pretty front garden, planted with lavender and driftwood features, more reminiscent of a mainland European residence. With no need for a car due to its proximity to Ashley Cross and Parkstone Train Station, and with harbour glimpses from the top two floors, it's as close as you get to a holiday home at home.

Its versatility is in the flexible accommodation laid out over three floors and extending to just less than 1500 ft.<sup>2</sup>. On the first floor accessed via double doors from the hallway, is a well equipped and impressive open plan, kitchen dining room. South facing, the sun beams in from the floor-to-ceiling glass doors that open to a Juliet Balcony presenting distant views of Poole Harbour. Wide wooden floorboards feel luxurious underfoot, which complement the immaculate decor and finishes throughout the property. Adjacent, is a useful dedicated utility / laundry room with windows and outlets out to the east gable. Opposite the kitchen, is a large living room with easy level access out onto the garden, making this floor an ideal area in which to entertain. The rear garden has been designed for easy maintenance with faux grass laid on top of a luxurious under-felt, originally installed for safe gymnastics practise outside. Outdoor dining furniture and a BBQ gives further flexibility to the space. Sturdy, purpose-built, wooden steps lead up to a wonderful raised terrace, ideal for sundowners as it enjoys the last of the evening sun. It also creates an undercroft where additional storage could be built or a semi-covered outdoor snug area. The garden is fully enclosed offering both privacy and security. To the east side of the property is a storage shed and private driveway for two cars.

On the top floor, the principal bedroom benefits from distant views of Poole Harbour and a luxurious ensuite. Bedrooms two and three (currently used as a large double dressing room) share a separate family bathroom. The ground floor comprises a large inviting entrance hall and small 4th bedroom / office, currently used as a beauty studio. A separate full sized cloakroom sits opposite, making this a versatile floor and welcoming entrance.

## Location

Located approx. 500 metres from popular Ashley Cross Village with its choice of cafes/restaurants/bars, butchers/fishmongers, bakery and Co-Op. Poole Park & Whitecliff Harbourside Park are popular places to wander, feed ducks on the boating lake or have an ice cream in one of the cafes. There are 3 good children's playgrounds, tennis courts, crazy golf and the popular mini train. Local buses and Parkstone Railway Station are minutes away, providing a direct link into London Waterloo in approx. 2 hours.



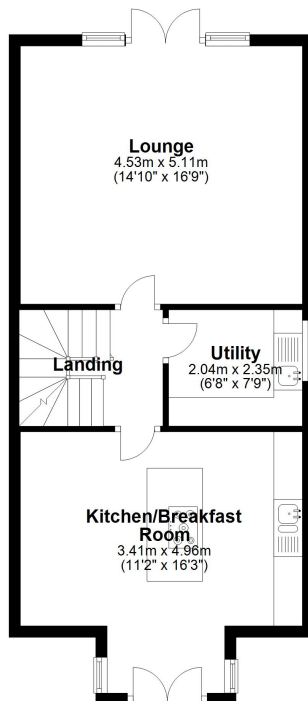






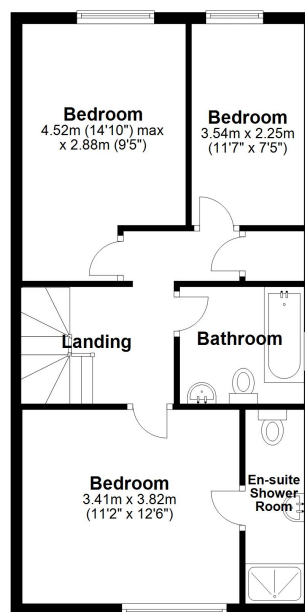
### First Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



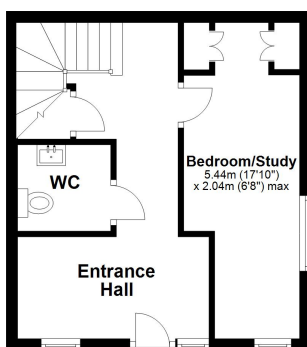
### Second Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



### Ground Floor


Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 132.8 sq. metres (1429.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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