

FOR SALE

1 Moonfleet, 30 Bournemouth
Road, Ashley Cross, Poole, Dorset
BH14 0ES



PHILIPPA SOLE



£595,000

—
150metres from Ashley Cross village green

3 bedrooms plus study / dressing room

Luxury finishes incl. Neff & Bosch kitchen appliances & 2 x Armera Bathrooms

Architecturally designed lighting & quality flooring

Solar panels & prewired for EV charging point

Prewired for Virgin high speed internet

Large south-facing entertaining deck & lower garden plus bike lockup

Council Tax: Band waiting to be assigned
Freehold

About this property

No.1 Moonfleet is the largest of three newly built luxury homes in this exclusive, small-scale development by high-quality Grennall Developments, offering the perfect blend of style, comfort, and convenience. Located in the heart of popular Ashley Cross offering the best of community lifestyle with excellent transport links including Parkstone Railway Station servicing London in approx. 2 hours.

This elegant high-quality home features 3 bedrooms, a study / dressing room, and 2 high-quality Armera bathrooms, making it ideal for those seeking a modern, spacious living environment with a low maintenance garden. Crafted by the renowned local home builder, Grennall Developments, this contemporary property showcases an open-plan layout that maximizes natural light and space. With a focus on premium finishes and meticulous attention to detail, the home is designed for those who appreciate quality living. The house boasts a south-facing deck, perfect for enjoying sunny days outdoors, extending the living space and offering an ideal setting for al fresco dining or relaxing in the sun. The two dedicated parking spaces provide added convenience for residents and guests alike. Ready for immediate occupancy, No.1 Moonfleet is not just a home; it's a lifestyle choice that combines modern luxury with village charm. Experience a new standard of living in this beautifully finished property, now complete and ready for viewing.

Location

Located just 150metres from Ashley Cross Village Green with its mature trees, footpaths and a Victorian Fountain where people sit and enjoy a coffee from one of the many surrounding coffee shops & delis. Parkstone Train Station is a few minutes walk across the Village Green with trains to major cities on the south coast and into London in approx. 2 hrs. Ashley Cross has a vibrant community including a proactive library that works closely with the popular and over subscribed local Junior School, Baden Powell & St Peters. There is a hive of social activity particularly around the historic triangle surrounding St Peter's Church, where you'll find a number of pubs, craft brewers, coffee shops, a co-working hub, beauticians, florist and social club. Moments away from the property, are the highly regarded Soutars Fine Meats Butcher and Parkstone Fisheries Fishmongers, situated within a hub of independent offerings with places to whet-your-whistle, be pampered or post a parcel from the mains Royal Mail Post Office. Simply put, Ashley Cross offers everything you need for a wholesome lifestyle whether commuting to London or relaxing at the weekend.





Total Area: 119.5m²
 1285.82 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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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