



HEARNES

WHERE SERVICE COUNTS

**14 Chapel Road, Lower Parkstone,
Poole, Dorset BH14 0JU**

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FREEHOLD PRICE £685,000

Wow! A super charming 4 double bedroom detached house over 3-storeys set moments away from Ashley Cross offering character in every corner. The spacious accommodation includes large lounge/dining room, open plan day room and kitchen, ground floor shower room, family bathroom an en-suite shower room. Externally the property has a very private 50" long rear garden, detached garage and off road parking for minimum 3 vehicles. The property has been a loved family home for over 10 years enjoying its versatility, incredibly quiet position, and all being less than 500 feet from Ashley Cross.

- A substantial character 4 double bedroom detached house set over 3-storeys
- Large lounge/dining room with bay window, log burner and wood flooring
- Open plan day room with Karndean flooring and French doors open to the garden
- Kitchen to include glossy units stone worktops, integrated eye level electric grill and oven, 4-ring gas hob with extractor above and fridge freezer
- Modern ground floor shower room to include shower, wash hand basin with vanity unit below and wc
- All bedrooms are very good sized doubles, having 3 on the first floor and a large forth bedroom on the second floor offering ensuite shower room
- Beautiful first floor family bathroom to include bath, wash hand basin and wc
- Incredibly private and enclosed 50" rear garden. Secluded patio with 3 steps up to lawn area
- Side access leading to a detached garage with power and lighting
- Blocked paved driveway with parking for a minimum of 3 vehicles
- Gas central heating and double glazing throughout
- Vendor suited!

The property is set in a quiet tucked away road, close to local amenities of Ashley Cross which is set within just 500 feet away and offers a café culture and range of independent shops including patisserie, florists, sandwich shops bars and restaurants as well as a mainline railway station. There are trains that run to Southampton and London on a regular basis. It is set in the school catchment for Baden Powell Junior School and Courthill Infant School. Poole town centre is approximately 1.5 miles away offering a wide range of shops, cafes, bars, restaurants and the local award winning beaches are within 3 miles.

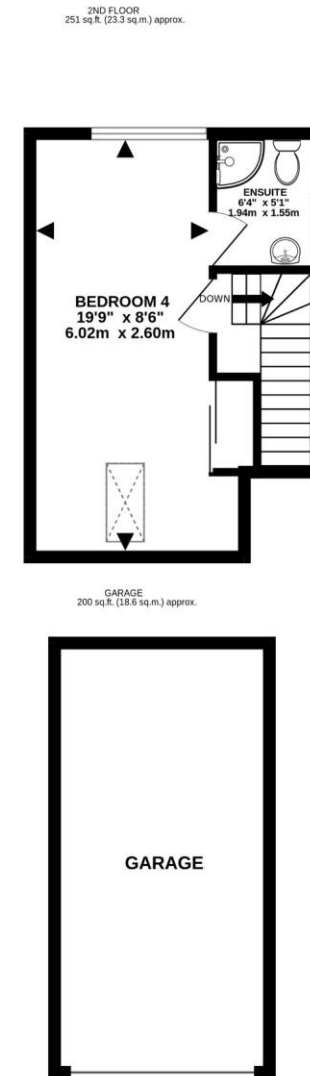
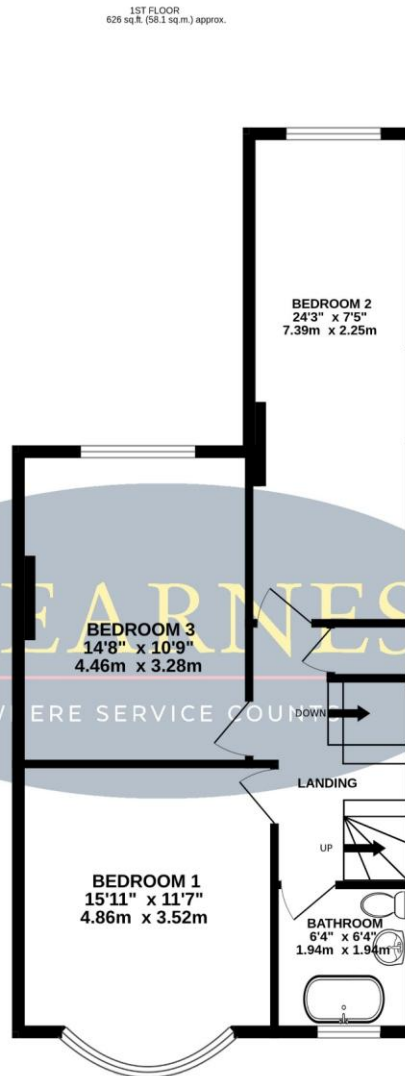
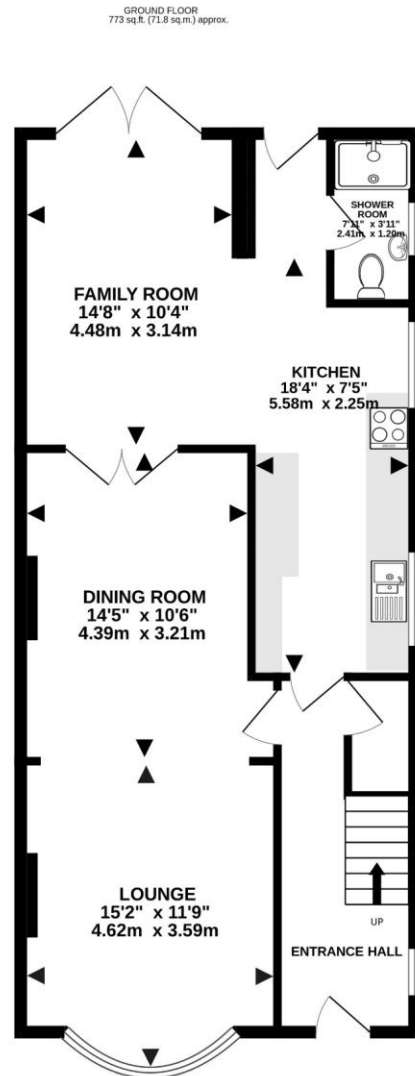
COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







TOTAL FLOOR AREA : 1851 sq.ft. (171.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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