

Mentone Road, Ashley Cross BH14 8AU

Guide Price £530,000 Freehold

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Property Summary

A charming three-bedroom semi-detached character property in immaculate condition south of Ashley Cross Village. Offering a turnkey family home, off road parking at the rear and detached home office.



Key Features

- Semi-detached character home
- Three spacious bedrooms
- Modern family bathroom
- Contemporary shaker kitchen with stone worktops
- Flexible ground floor accommodation to include two living/dining spaces
- Off road parking at rear
- Landscaped gardens
- Detached home office
- Retaining many traditional features
- Highly desirable Ashley Cross location



About the Property

Upon entering this stunning character property, the overwhelming sense of calm and tranquility welcomes you. The tasteful neutral décor and wood flooring flow seamlessly through the ground floor, transitioning into sleek, stylish tiles in the expansive kitchen area.

The living room is a delightful blend of classic charm and modern comfort, featuring an original-style fireplace with a slate hearth. Half-window contemporary shutters provide privacy while still allowing natural light to flood the space. Cleverly integrated shelving and a well-fitted cupboard in the alcoves maintain the room's clean lines and functional elegance.

Beyond the living room, you'll find a versatile space currently being used as a dining area. A charming alcove serves as a wood store, with the stacked logs adding texture and natural warmth to the room. A large window here offers a serene view of the rear garden, connecting the interior to the outdoors.

The fully integrated kitchen is a true highlight. Its modern, sleek design is complemented by underfloor heating, making it both stylish and practical. Floor-to-ceiling cupboards on one wall house two Siemens ovens, while the opposite wall features a five-burner Siemens hob, extractor fan, and wine fridge. The traditional ceramic sink adds a touch of charm to the polished Quartz worktop, blending the best of both worlds in design.

From the kitchen, wide patio doors open onto a spacious natural stone patio, perfect for relaxed summer dining and entertaining. Steps lead up to a raised lawn, offering a peaceful space to enjoy the outdoors, along with useful garden storage and a detached home office at the rear of the plot.

Upstairs, the property continues to impress with two spacious double bedrooms, both with feature fireplaces. The main bedroom, positioned at the front of the property, mirrors the downstairs living room with its half-window shutters around the charming bay window. The second double bedroom enjoys a tranquil view of the garden, creating a peaceful retreat. There is also a well-proportioned single bedroom with a rear aspect.

The stylish family bathroom is part-tiled and features a shower over bath, complemented by a square-mounted sink on a wooden storage unit.

Simplicity and attention to detail have been at the heart of this beautifully presented three-bedroom property. Viewing is highly recommended to fully appreciate its charm and functionality.

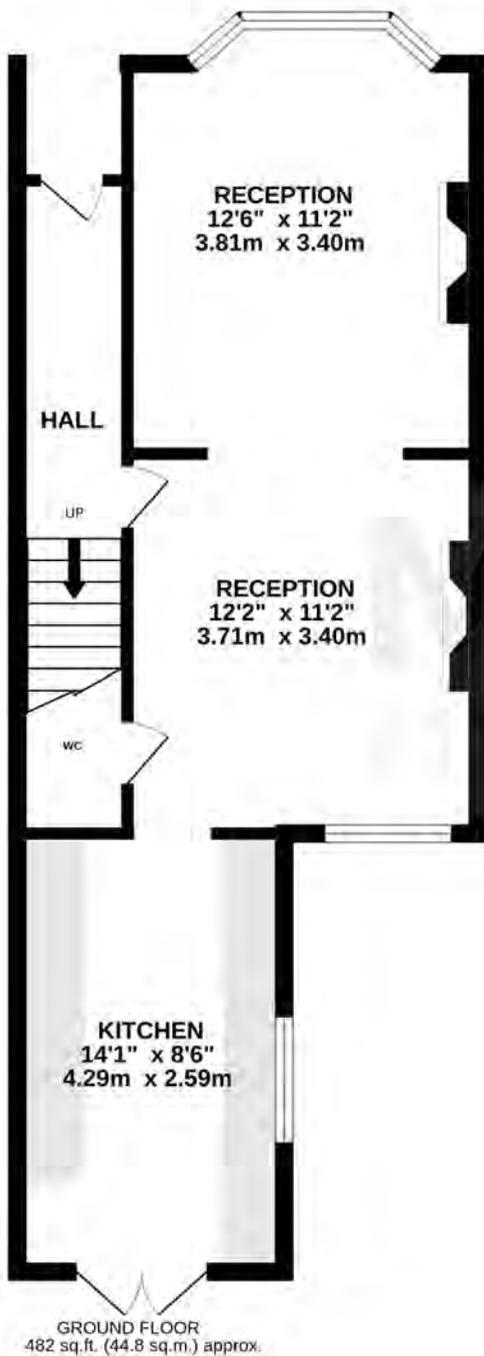
This is a rare opportunity to own a beautifully presented character property in one of the area's most sought-after locations. Don't miss out!

Tenure: Freehold

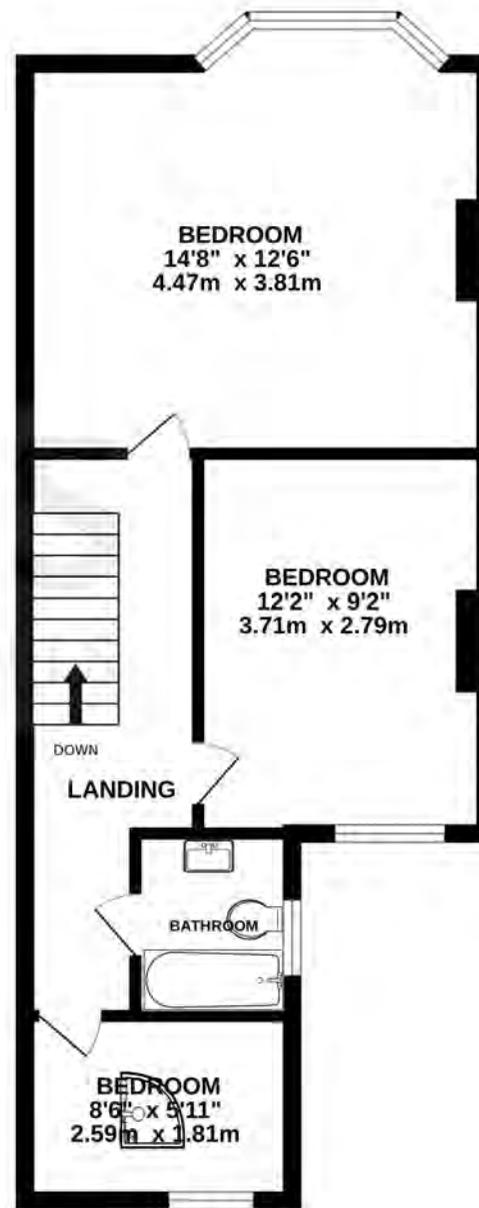
Council Tax Band: C (BCP Council)



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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GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



About the Location

Situated in the highly desirable area of Ashley Cross, this property is just a short stroll from the green and the vibrant local cafés, restaurants, and bars. For commuters, the Parkstone train station is within walking distance, offering trains to London every half hour. Additionally, the award-winning beaches of Poole and the beautiful harbour, known for its array of water sports, are just a short drive away.

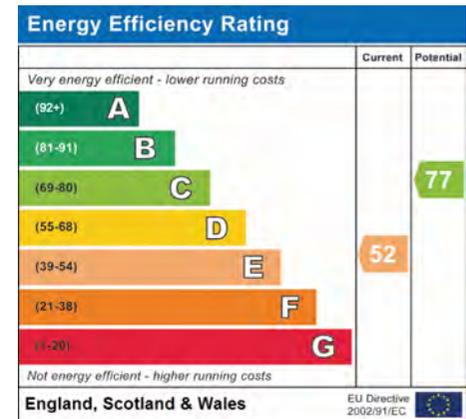
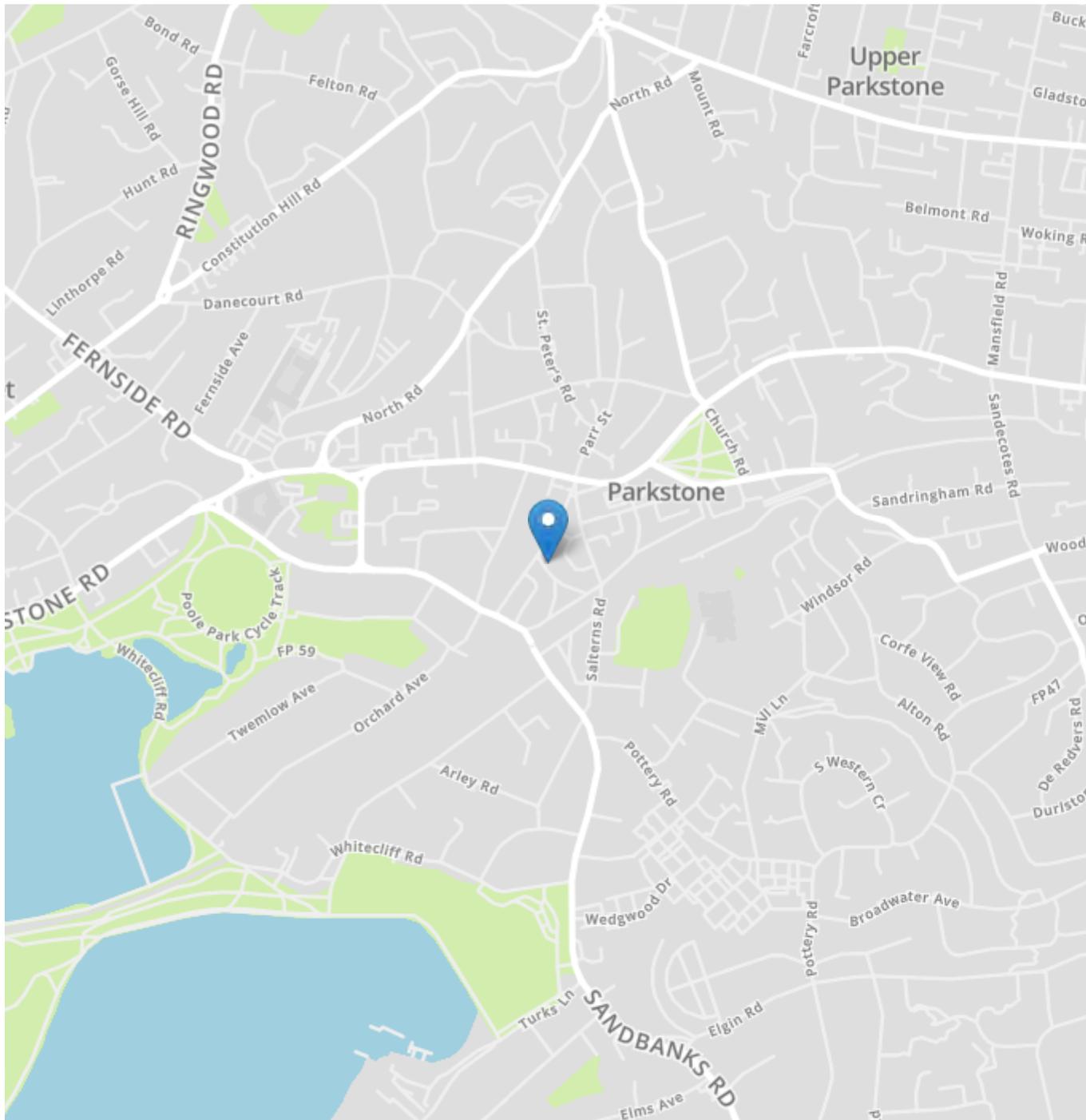


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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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