

FOR SALE

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



PHILIPPA SOLE



£575,000

—

3 bedrooms, 2 bathroom & cloakroom

In the heart of popular Ashley Cross

Combining Quality, Location & Price!

Open plan kitchen / living & spacious entertaining terrace

Private garden & 2 parking spaces

350m from Parkstone Train Station

Quality build by Grennall Developments - Freehold

Council Tax: Band waiting to be assigned  
Freehold

## About this property

Designed with surprising high-end finishes typical of more expensive homes, this townhouse features a modern open-plan kitchen and living area with sleek quartz worktops and top-of-the-line appliances. Built by renowned Grennall Developments this 3 bedroom home offers a lifestyle living with a specification that far exceeds expectations. Located in Ashley Cross with excellent transport links, including direct trains to London, this home combines contemporary style and convenience in a sought-after area.

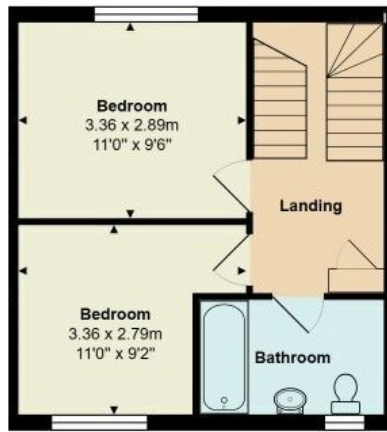
The entire ground floor is thoughtfully laid out including a large, welcoming hallway and a cloakroom for added convenience. Due to thoughtful design, No.2 spans three floors and presents a perfect blend of space and comfort with the open-plan kitchen / living area offering 3.5 metres of additional space compared to the smaller No. 1 Moonfleet. On the first floor, you'll find two generously sized double bedrooms, both bathed in natural light, as well as a family bathroom with high-spec tiling and premium fittings. This floor also includes a convenient airing cupboard. The entire top floor is dedicated to the principal suite, a luxurious retreat that boasts its own elegant bathroom suite, offering ample space for privacy and relaxation. The new carpets and fresh contemporary décor throughout the home give it a light, airy feel, further enhanced by the abundance of natural light. Outside, the property features a secure, synthetic, low-maintenance garden for easy upkeep, and a large decking area, perfect for entertaining or relaxation. Secure parking at the rear adds further convenience.

## Location

Located in an exclusive development in the heart of Ashley Cross, this townhouse benefits from a popular central location, with trendy restaurants, cafes, pubs and independent shops just a short walk away in both Ashley Cross and Penn Hill a little further in the other direction. Ashley Cross is known for its vibrant atmosphere, with popular spots such as The Bricklayers Arms, The Bermuda Triangle, The Britannia and The Ox offering fantastic food, drinks and bands. Craft beer is served in popular specialist haunts such as Knight Life and the Butchers Dog. For commuters, the local Parkstone Train Station offers excellent connections, with trains to London Waterloo in approximately two hours, making this home ideal for professionals who need easy access to the capital. Additionally, the blue flag beaches that fringe the coastline are just 2.5 miles away, providing an ideal coastal escape at the weekends.







First Floor

Second Floor

Total Area: 117m<sup>2</sup>  
1258.92 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999