

FOR SALE

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



PHILIPPA SOLE



£575,000

—
150 metres from Ashley Cross
village green

3 bedrooms, 2 bathrooms &
downstairs cloakroom

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

Private south facing garden & large
entertaining deck

Solar panels for cost-effective
lifestyle

350 metres to Parkstone Train
Station direct to London

Two parking spaces pre-wired for
EV charging

Council Tax: Band waiting to be
assigned
Freehold

About this property

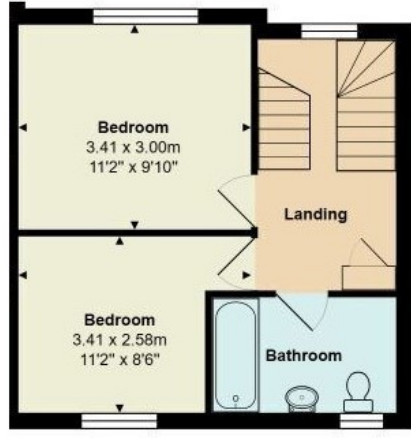
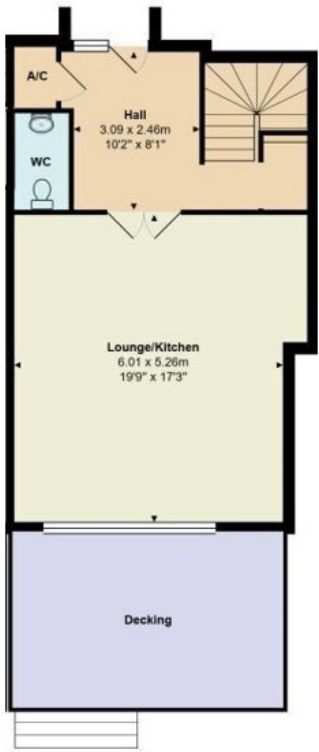
This 3 bedroom end of terrace house is in a fabulous central location in Ashley Cross. Includes private south facing garden, 2 parking spaces (prewired for EV charging) and Solar Panels for cost-effective living.

No 3. Moonfleet, sits end of terrace on the left and is the most affordable option of these three lovely new builds. With just 8 sq.m less space than No.2 next door, due to considerate design, you barely notice the difference in space yet benefit from a substantial ££ saving. Offering the same lifestyle choice as your new neighbours, there are 3 good sized bedrooms with 2 luxury bathrooms serving them. An entrance cloakroom allows family and friends to enjoy living and entertaining downstairs while the upper two floors are zones for relaxation and sleep. The open-plan kitchen / living area seamlessly leads to a large south facing deck for alfresco dining. A lower garden is fitted with low maintenance artificial grass, making a fun area for garden games perfect for children to kick a ball around without damaging the grass or knocking over parents wine glasses. The kitchen is fitted with Neff and Bosch appliances and finished with thorough attention to detail, signature-style of the small-scale quality developer, Grennall Developments.

Location

Located just 150 metres from popular Ashley Cross Village and approximately 350 metres from Parkstone Train Station offering a direct line into London Waterloo in just over 2 hours. The geographical heart of Ashley Cross is centred around the 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. Ashley Cross boasts an array of bars, restaurants, award-winning patisserie / butchers and fishmongers, post office and mini-markets, and has a vibrant community including a proactive library that works closely with local catchment schools. There is a hive of social activity particularly around the historic triangle surrounding St Peter's Church, where there are 4-5 pubs, coffee shops, a co-working hub, beauticians, florist and social club. 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 popular children's playgrounds, tennis courts, crazy golf and the fun mini train ride. Ashley Cross simply has it all.





Total Area: 109.5m²
1178.22 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	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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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999