

FOR SALE

# 19 Charmouth Grove, Ashley Cross, Poole, Dorset BH14 0LP



PHILIPPA SOLE





£595,000

—

Sun trap south facing garden with entertaining terrace

In the heart of Ashley Cross by St Peters Church triangle

Summer house / gym / office

Off road parking for 3 vehicles

Beautifully presented

4 bedrooms, 2 bathrooms

Owners found

Council Tax Band D - £2147.75

Freehold

[Click here for virtual tour](#)

## About this property

Beautifully presented, 4-bedroom, family home nestled in a serene, quiet road, offering the perfect blend of peace and accessibility. Located just a short, level stroll from the trendy Ashley Cross Village, with an array of stylish cafés, cosy bistros, and friendly pubs. Conveniently situated for the commuter as Parkstone train station is just over 1/4 of a mile away.

The entrance hall to this welcoming property sits centrally, providing easy access to the main living spaces. The kitchen/dining room is bright and spacious, fitted with high-gloss units and equipped with a range of both integrated and freestanding white goods. A utility room, discreetly tucked behind a pocket door, offers ample storage as well as space and plumbing for both a washing machine and a separate tumble dryer. From here, an additional door leads to a ground-floor cloakroom. The lounge is a welcoming space, featuring bi-folding doors that open onto the garden. An extensive decked area creates a seamless flow between indoor and outdoor living, making it ideal for entertaining. The westerly garden is enclosed by timber fencing, providing privacy and a sense of seclusion. The deck leads to a well-maintained lawn, which includes an insulated summerhouse that doubles as a home office, complete with power and lighting. Additional garden features include a covered BBQ shelter, a garden shed, and a raised bed, perfect for growing home produce. On the first floor, there are three well-proportioned bedrooms, the principal bedroom benefiting from fitted wardrobes. A large family bath/shower room services all three bedrooms, offering both functionality and style. The top floor is designed as a guest suite, complete with elevated views and its own separate shower room. This self-contained space is perfect for visitors or as a private retreat within the home. This thoughtfully designed property combines modern living with practical amenities and versatile outdoor spaces, catering to a variety of lifestyle needs.

## Location

The geographical heart of Ashley Cross is centred around the Village Green with its mature trees, pathways 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 there are 4-5 pubs, coffee shops, a co-working hub, beauticians, florist and social club; all approx. 300m from this charming 4-bedroom home.

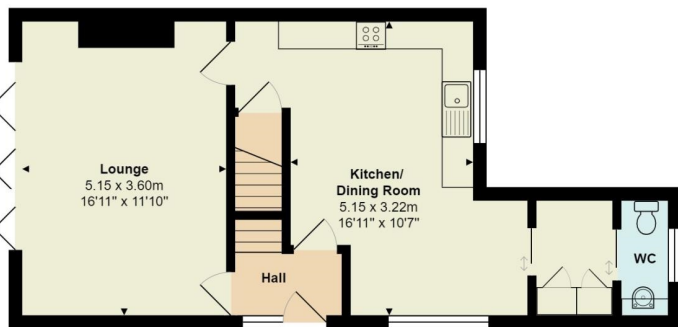




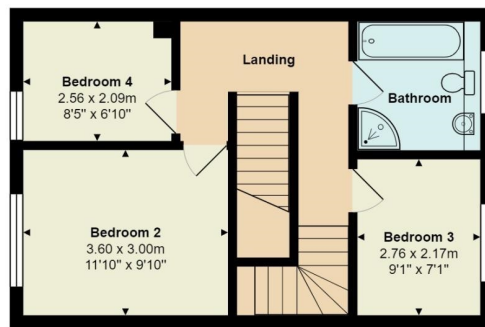




Second Floor




Ground Floor



First Floor

Total Area 113.3 sq.m. (1220 sq.ft)  
Floor plans are provided for illustration/identification purposes only and should not be relied upon. Not drawn to scale, unless stated and accept not responsibility for any errors, omissions or mis-statement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	70	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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