

FOR SALE

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



PHILIPPA SOLE





## Offers Over £550,000

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Stamp Duty Paid\*

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 three-bedroom house has a lot to offer being Freehold, and having 2 private parking places and good transport links close by, whilst located in the heart of popular Ashley Cross.

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.

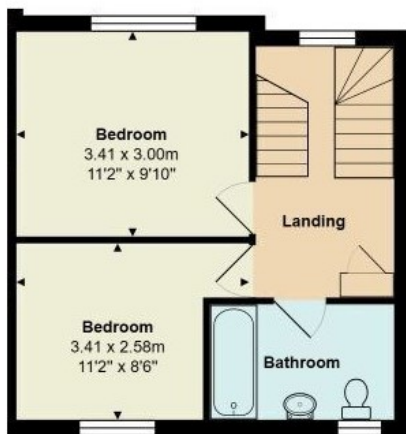
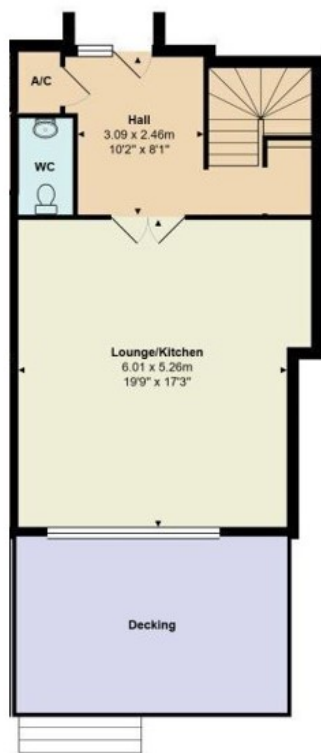
## Location

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.

\*Terms based on sale price







**Total Area: 109.5m<sup>2</sup>  
1178.22 sq ft**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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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