



4 Park View, 9-11 Church Road

Ashley Cross, Poole, BH14 8UF



A stunning Victorian home set in an enviable location overlooking Ashley Cross Green with spacious accommodation across three floors including 4 bedrooms and 3 bath/shower rooms.

- Approx 1,800 sq ft
- Immaculately presented
- Beautiful kitchen/dining room
- 4 bedrooms
- Sitting room & separate family room/4th bedroom
- Study
- Entrance lobby
- Utility/studio
- 2 parking spaces directly behind the property
- Courtyard garden
- Views across Ashley Cross Green
- Direct access to local amenities

ASKING PRICE:

£760,000 (Freehold)

EPC RATING: tbc







Location

The property is set along Church Road in the heart of Ashley Cross (conservation area) with direct views across the green. Ashley Cross is a vibrant 'village' arranged around the local green offering an excellent range of shops, restaurants, coffee shops, bars and amenities. The train station is a moments walk away with a direct link to London Waterloo. The local area is also known for its sought after schooling.

Whitecliff park is less than a mile away providing harbourside walks and Sanbanks is only 2 miles distant.

Property Description

This impressive Victorian home forms part of a small development called Park View. The original building was entirely renovated in 2014. It consists of 5 properties in total, this property being one of three in a terrace overlooking the green.

The property is presented to the highest of standards throughout and just a few of the features include, solid oak doors, architraves and staircase, double glazed sash windows (to the front elevation), a modern open plan kitchen dining room and contemporary sanitary ware.

The accommodation briefly comprises;

The entrance lobby has a part quarry tiled floor. The spacious reception hall has herringbone flooring which continues into the sitting room that has a bay window to the front aspect.

At the rear of the house is the kitchen/dining room with french doors leading out to the garden. The kitchen offers a generous range of base and eye level units with quartz worktops and fitted appliances including an induction hob, oven, dishwasher and fridge/freezer.

On the first floor is a spacious double bedroom with fitted wardrobes and a Juliet balcony. The sitting room also has a bay window overlooking the green, this room could be an additional bedroom. You will also find the family bathroom and a shower room on the first floor.



On the second floor are two double bedrooms, both with fitted wardrobes and one with an adjacent study, together with a shower room.

Outside

There are two parking spaces immediately behind the property which are accessed via Church Mews which leads to the private drive for Park View.

To the front of the property is a pretty, planted garden with mature planted border and a wrought iron gate.

At the rear of the property is a courtyard style garden, laid to patio paving for ease of maintenance. There is an outside tap and light point.

The utility/store is accessed from the rear garden with double doors and is perfect for storage, additional appliances, space for motor bikes/jet ski or a studio/workshop.

Additional information

- Thomas Sanderson shutters
- Newly installed hot water cylinder
- Connected to mains services
- Council tax band – E
- Set in Ashley Cross Conservation area
- Service charge for private road - £100 PA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area Approx: 165.5 m² ... 1781 ft²
 All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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