

PS



19 Charmouth Grove, Poole - BH14 0LP

£595,000



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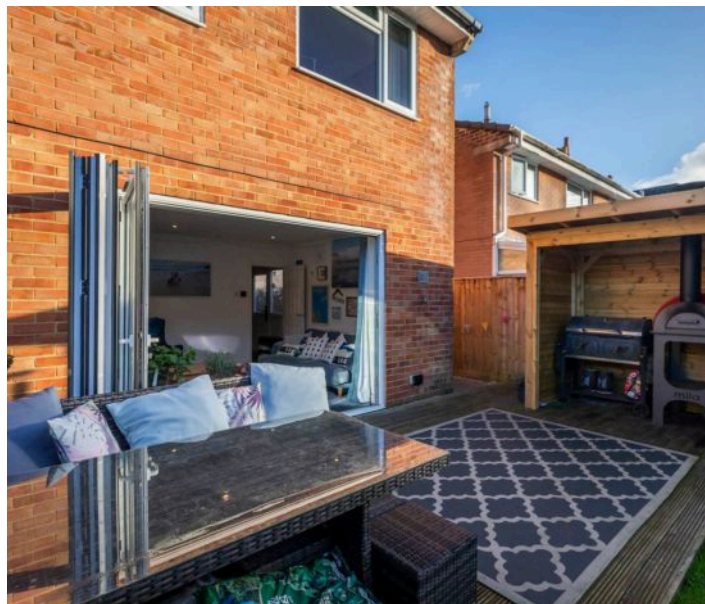
Poole BH14 0LP

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.

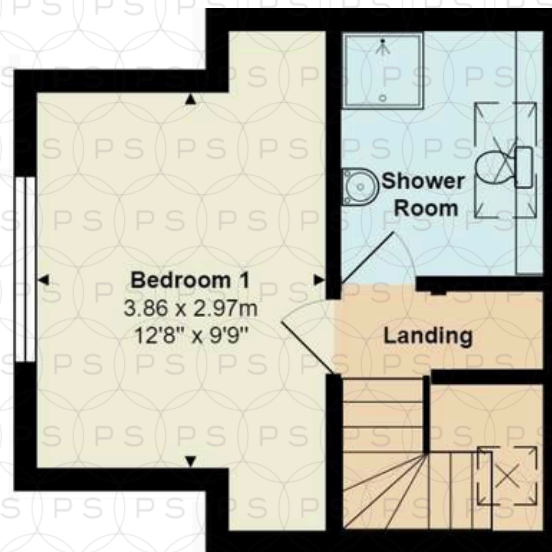
- 4 Bedrooms
- 2 Bathrooms
- Summer house / gym / office
- Off road parking for 3 vehicles
- Close to all transport links
- Beautifully presented
- Owners found

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.

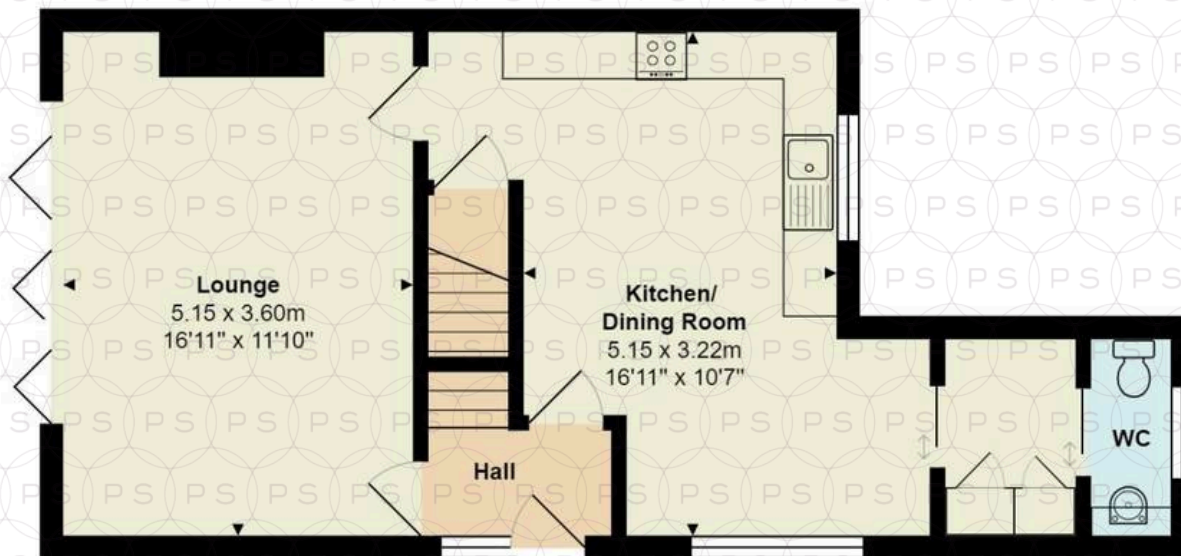
Located in the heart of Ashley Cross, with the amenities of Poole and Bournemouth town centres being close by. The stunning beaches of Sandbanks are within easy reach, providing an array of water sports facilities and various marinas, making this perfect as a main home or holiday retreat. Parkstone Railway Station is reached via a short walk across the village green, offering a direct link to London Waterloo in approximately two hours. For traveling further afield Bournemouth Airport is perfectly positioned for both national and international flights, avoiding the long drive to the start your holiday.



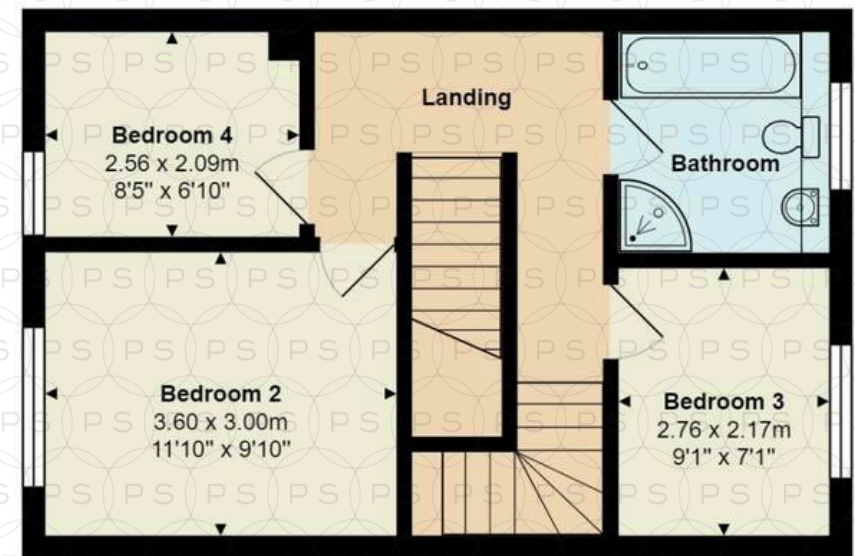




Second Floor



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.



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