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23 Springfield Crescent, Ashley Cross, Poole – BH14 0LL

Guide Price £1,150,000

PS







# 23 Springfield Crescent

Ashely Cross, Poole

Panoramic Harbour Views. This exceptionally well presented 4/5 bedroom detached home is so much more than just a detached house. Commanding breath taking, far reaching views spanning across the harbour.

- Panoramic south/west facing harbour views
- Beautifully presented 4/5 bedroom detached home
- Owned and cherished by the same family for over 23 years
- Light filled interiors with French Oak flooring throughout the ground floor
- Spacious lounge with large picture window overlooking the harbour
- Dining room with French doors opening to a front terrace
- Modern kitchen with solid Maple worktops and integrated appliances
- Garden room with direct access to the landscaped rear garden
- Principal bedroom with walk in dressing room and en-suite
- Mature tiered garden with seating areas and viewpoint terrace. Single garage





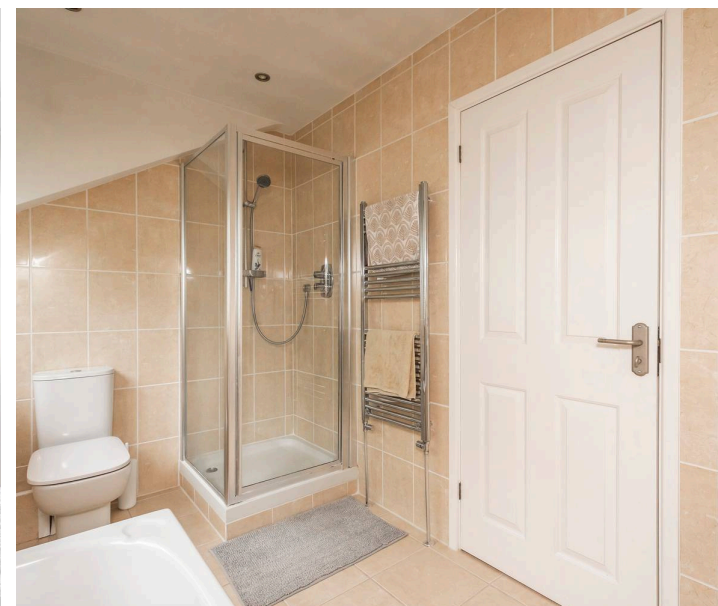
This beautiful home has been redesigned and lovingly owned by the current family for over 23 years.

All south and west facing rooms enjoy spectacular outlooks over the harbour, creating a light-filled, serene atmosphere throughout. The owners have created a warm and welcoming home with an organic, homely feel. From the moment you enter the spacious hallway laid with French oak flooring that flows throughout the ground floor, you're struck by the sense of space and natural light. The lounge features a large picture window framing the harbour, while the adjacent dining room enjoys double French doors opening onto the front terrace an ideal space for quiet reflection while watching the activity on the water. The stylish kitchen is fitted with a range of floor and wall units, integrated appliances, a breakfast bar and solid maple worktops. It flows seamlessly into the garden room, which offers direct access to the rear garden, perfect for relaxed indoor-outdoor living. Also on the ground floor is a versatile additional reception room (or fifth bedroom), a cloakroom/WC, and useful understairs storage.

Upstairs, the spacious landing leads to four generous double bedrooms. The principal suite features stunning harbour views, a walk-in dressing room, and a sleek, modern en-suite shower room. The second bedroom also enjoys harbour views, while the guest bedroom benefits from a private en-suite and views over the garden. Bedrooms two and four are served by a large, well-appointed family bath/shower room.

### Location

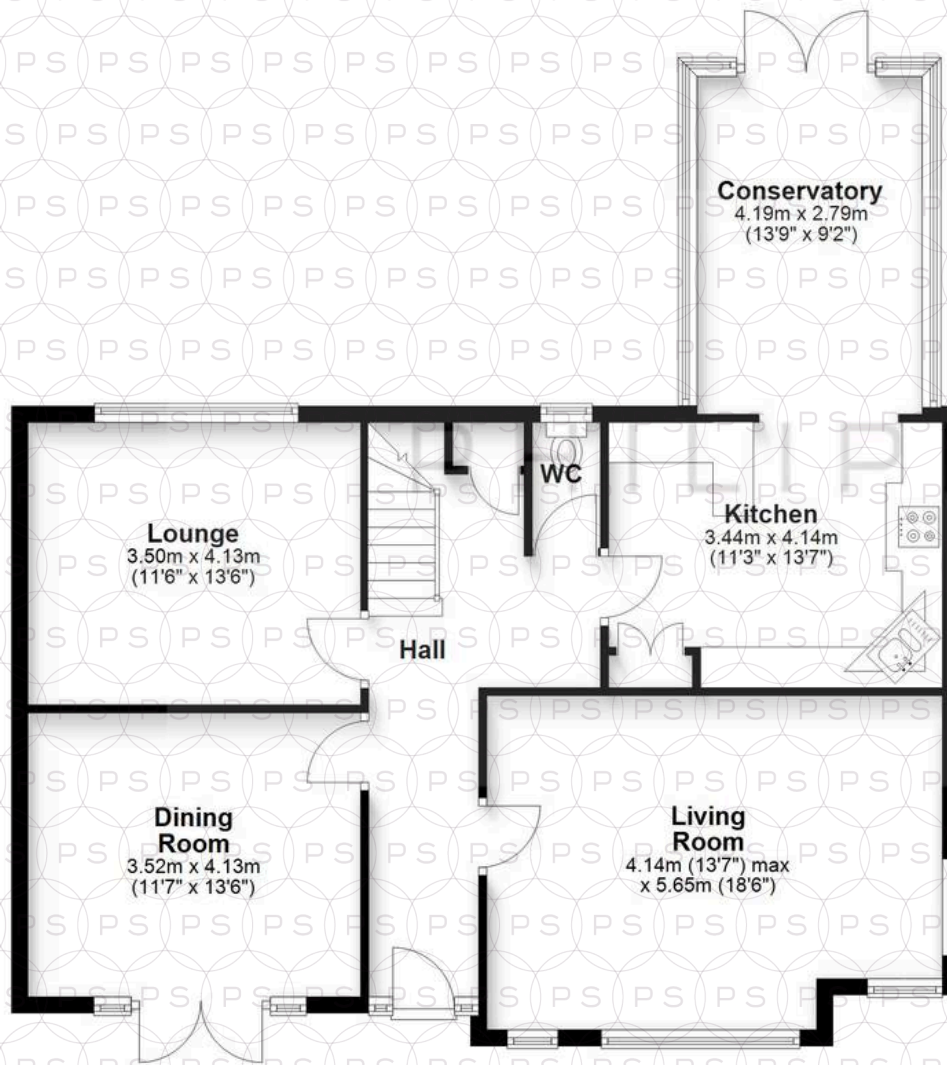
Situated in the desirable area of Ashley Cross, this home enjoys a vibrant village atmosphere with popular cafes, pubs and independent shops nearby. Parkstone train station is just a short walk away, providing direct links to London, making it ideal for commuters. The property is also close to the stunning beaches of Sandbanks and scenic coastal walks. Boating enthusiasts will appreciate the proximity to several local marinas, including Poole Quay and Salterns. Well regarded schools and a wide range of amenities in Poole and Bournemouth are all within easy reach.





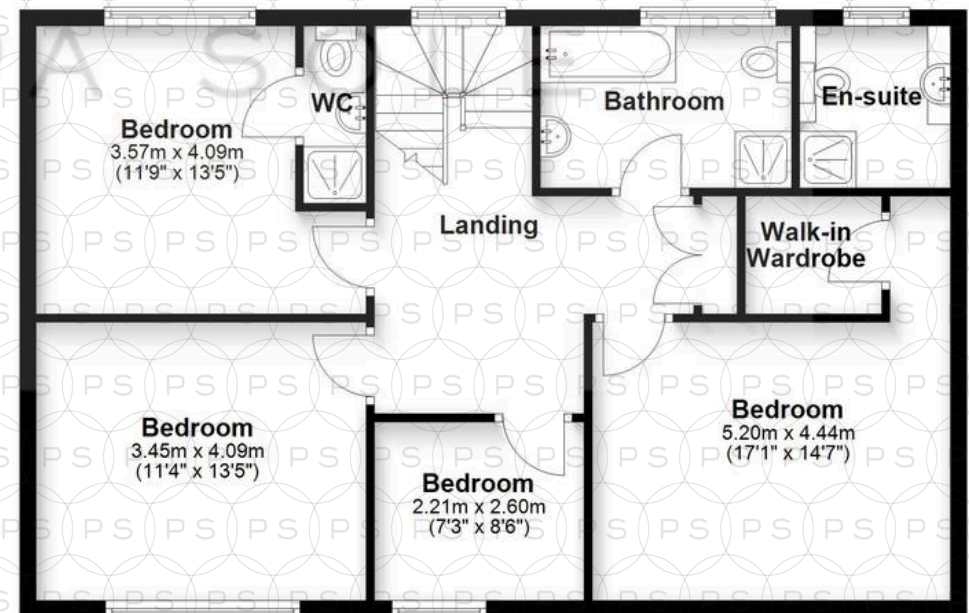
## Ground Floor

Approx. 94.6 sq. metres (1018.3 sq. feet)



## First Floor

Approx. 80.1 sq. metres (861.7 sq. feet)



Total area: approx. 174.7 sq. metres (1880.1 sq. feet)

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Plan produced using PlanUp.





## Philippa Sole Ltd

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