

PS

8 Church Mews, 17 Church Road - BH14 8UF

£479,950

PS



8 Church Mews

Ashley Cross, Poole

Nestled within a peaceful and well-maintained mews setting, right in the heart of Ashley Cross, this superb three double bedroom townhouse offers contemporary living across three beautifully presented levels. Available with no forward chain, the property is an ideal choice for those seeking a stylish, low-maintenance home close to much-desired local amenities.

- Three spacious double bedrooms
- Two modern bathrooms including one en-suite
- Stylish lounge diner with excellent natural light
- Contemporary kitchen breakfast room
- Private courtyard garden ideal for outdoor dining
- Integral garage with driveway parking
- Set in a quiet and attractive mews development
- Walking distance to Ashley Cross and train station
- Close proximity to Sandbanks Beach
- Share of Freehold
- Internal floorspace approx. 1,170 sq ft
- Council Tax Band D: £2,254.94
- EPC Rating: C



A bright entrance hall, with plentiful storage, leads to a well-proportioned kitchen breakfast room, featuring sleek, modern cabinetry complete with fitted Neff appliances. Full-height glass double doors provide access to the enclosed courtyard garden, which is ideal for al fresco dining. A practical cloakroom, featuring Bathroom Elegance fixtures and Porcelanosa tiles, completes this level.

The spacious lounge diner benefits from ample natural light and a welcoming layout, which is perfect for entertaining or relaxing. The principal double bedroom features fitted wardrobes and an en-suite shower room comprising Bathroom Elegance fixtures and designer tiles. Two further double bedrooms and a family bathroom offer the flexibility for hosting guests or working from home, with far-reaching elevated views being enjoyed by both bedrooms.

Outside, the paved courtyard offers a private and secure setting for outdoor dining, with space for seating and potted plants. The property also benefits from off-road parking in front of the garage.

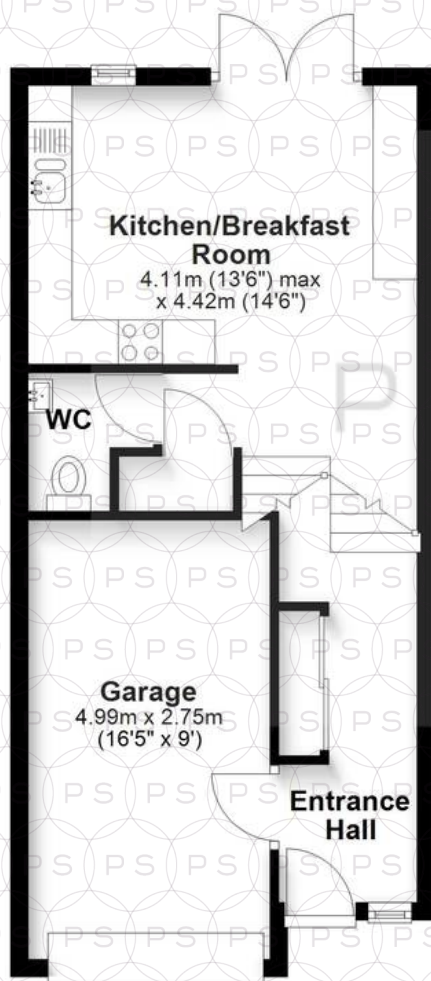
Location

Ideally positioned just 350 meters from the amenities of Ashley Cross, known for its boutique shops, cafés, and vibrant dining scene. The sandy shores of Sandbanks Beach are approximately 2.7 miles away. Excellent travel links include Parkstone railway station (0.4 miles), providing direct services to London Waterloo. The property also falls within sought-after school catchments, including Baden-Powell and Courthill.



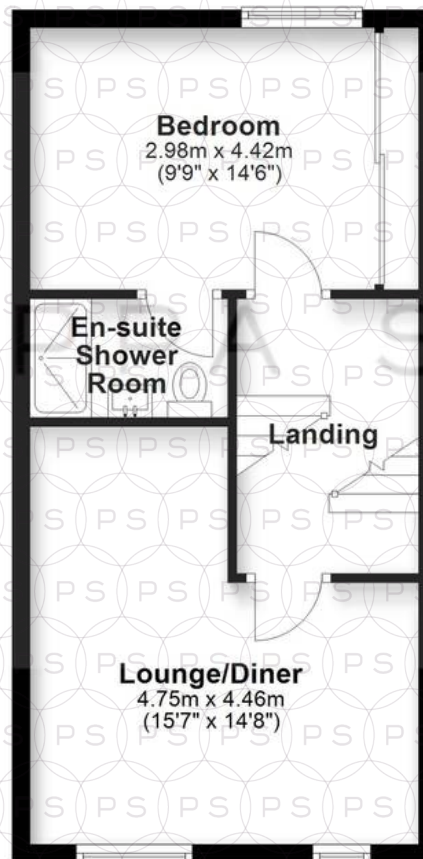
Split Level Ground Floor / First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



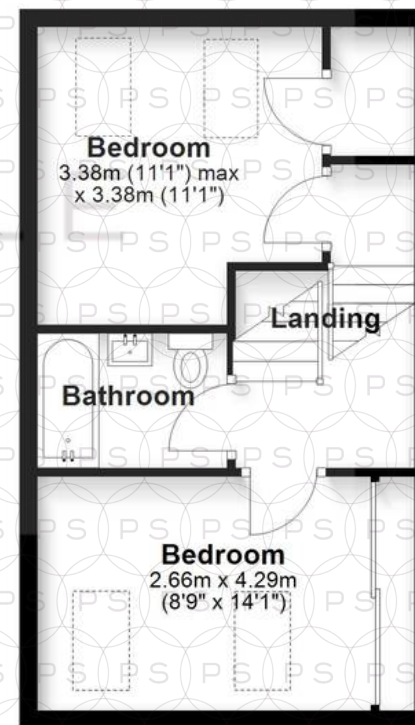
Split Level Second Floor / Third Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Split Level Fourth Floor / Fifth Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 118.2 sq. metres (1272.4 sq. feet)

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Plan produced using PlanUp.



Philippa Sole Ltd

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