

PS

12 Gervis Crescent, Ashley Cross, Poole - BH14 0LR

For Sale £825,000



Gervis Crescent

Ashley Cross

Set within a quiet Ashley Cross cul-de-sac, this refurbished detached bungalow occupies a notably wide plot, offering a sense of lateral space that is rarely found so close to the village. The home is spacious, practical, easy to live in and particularly suitable for buyers seeking single-level accommodation without sacrificing room or quality. The accommodation has been thoughtfully planned with well-proportioned rooms, a strong connection to the garden and a clean, low-maintenance finish throughout.

***Please note: All photographs with furniture are CGIs, for illustration purposes only. Any furniture must be measured to fit.**

- Detached bungalow offering lateral living
- Three double bedrooms
- Fully tiled bathroom with bath and separate shower
- Contemporary kitchen with stone work surfaces
- Premium materials including Karndean LVT herringbone flooring
- Open plan living and kitchen space with sliding doors
- Boarded loft space ready for full conversion (STPP)
- Level rear garden with paved dining terrace and lawn
- Block paved driveway parking and double garage
- Wide and level plot with front & rear gardens
- Recently updated windows and heating system
- Circa 1km to Poole Park & Whitecliff Habrourside Park
- Easy bus & train links into Poole & Bournemouth
- Approx. 1,373 sq.ft (127.6 sq.m)
- Council Tax Band E - £2933.31
- Freehold
- EPC Rating: E



ABOUT THIS PROPERTY:

The entrance introduces a cohesive interior, with Karndean LVT herringbone flooring running through the hallway and continuing into the principal living space. To the rear, the open plan living and kitchen area is arranged to maximise light and connection to the garden, with full height sliding doors opening directly onto the terrace.

The kitchen is integrated within the main living area, finished with stone work surfaces and streamlined cabinetry. Its layout supports both daily use and informal entertaining, positioned to engage naturally with the dining and seating area. The open plan living area stands out due to its width and lovely garden aspect. The continuation of the herringbone flooring reinforces a sense of flow, while the glazing enhances light and vistas throughout the day.

Three double bedrooms offer privacy and flexibility for guests or workspace. Each room maintains consistent proportions. The shared bathroom is fully tiled with both bath and separate shower. There is a large loft space part boarded that offer plenty of practical storage or the opportunity to convert into living space STPP.

OUTSIDE:

The width of the plot is immediately apparent. The south west facing rear garden is level, private and easy to manage, with a paved dining terrace extending from the house and lawn beyond. To the front, a south east facing lawned garden creates an attractive sense of approach and sets the bungalow well back from the road. Its position towards the end of the cul-de-sac further enhances the feeling of privacy and seclusion. A broad driveway provides ample parking and leads to the double garage, reinforcing both the practicality and generous scale of the plot.

LOCATION:

The community hub of Ashley Cross Village is 500 metres away via a fairly level walk, offering local amenities, a local library, traditional pubs, cafés, restaurants and a Victorian village green and central water fountain. Poole Park & Whitecliff Harbourside Park are approx. 1km away giving access to the shoreland. Parkstone train station provides direct services to London Waterloo in around two hours.



GROUND FLOOR
1373 sq.ft. (127.6 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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