

PS

13 Cherry Close, Ashley cross, Poole, BH14 0LJ  
£650,000



## 13 Cherry Close

Set within a quiet residential close, this well arranged townhouse offers a composed and flexible layout across three floors, with subtle harbour glimpses and a considered balance between indoor living and outdoor space. The approach is distinctive, with a landscaped front garden of lavender and driftwood creating a softer, almost Mediterranean feel. Positioned within 500 metres of Ashley Cross and Parkstone station, the house is well suited to those seeking a walkable, connected lifestyle without reliance on a car.

- Four bedrooms
- Two bathrooms plus cloakroom
- Flexible accommodation across three floors
- South facing kitchen dining space with Juliet balcony
- Raised terrace and enclosed rear garden
- Harbour glimpses from upper floors
- Driveway parking for two vehicles
- Utility room
- Storage shed
- Council Tax Band E - £2933.31
- Approx 1429 sq.ft (132.8 sq.m)
- EPC rating C



The entrance level opens into a generous hallway, creating a calm and welcoming arrival. A fourth bedroom or study sits to one side, currently arranged as a treatment room, offering genuine flexibility. This space can function equally well as a guest bedroom, home office or private workspace, allowing the house to adapt to changing requirements. A full cloakroom opposite enables this level to operate independently from the main living accommodation.

The first floor forms the core living environment. A well proportioned kitchen and dining space sits to the rear, arranged to maximise natural light from its south facing orientation. Full height glazing opens to a Juliet balcony, drawing in distant views towards Poole Harbour. A separate utility room provides practical support without interrupting the main space.

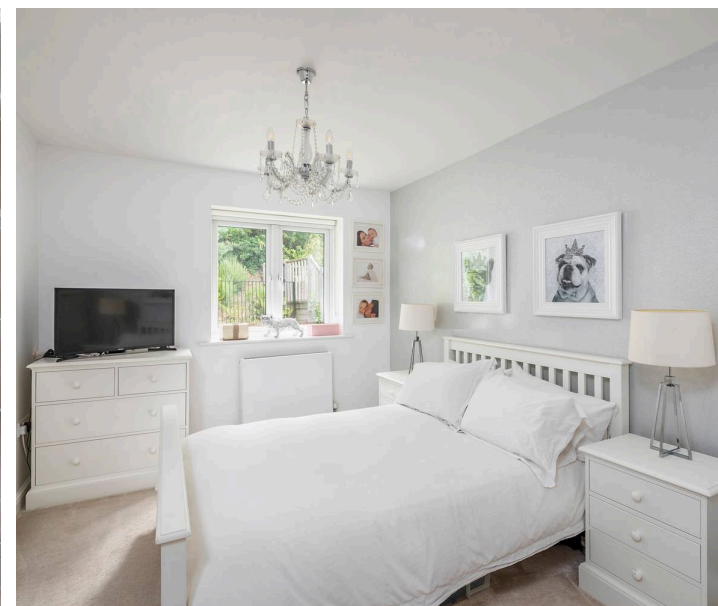
Opposite, a spacious living room connects directly to the garden, creating an easy relationship between inside and out. This layout supports both everyday living and entertaining, with clear separation between cooking, dining and relaxation.

Upstairs, the principal bedroom is positioned to take advantage of its elevated setting, with glimpses towards the harbour and a dedicated ensuite. Two further bedrooms are arranged alongside, one currently used as a dressing room, served by a separate family bathroom.

The rear garden has been designed for ease of maintenance, with artificial lawn and a raised terrace positioned to capture late afternoon and evening light. The elevated seating area introduces a natural entertaining platform, with potential beneath for additional storage or a covered seating area. The garden is enclosed for privacy, with side access, a storage shed and a private driveway providing parking for two vehicles.

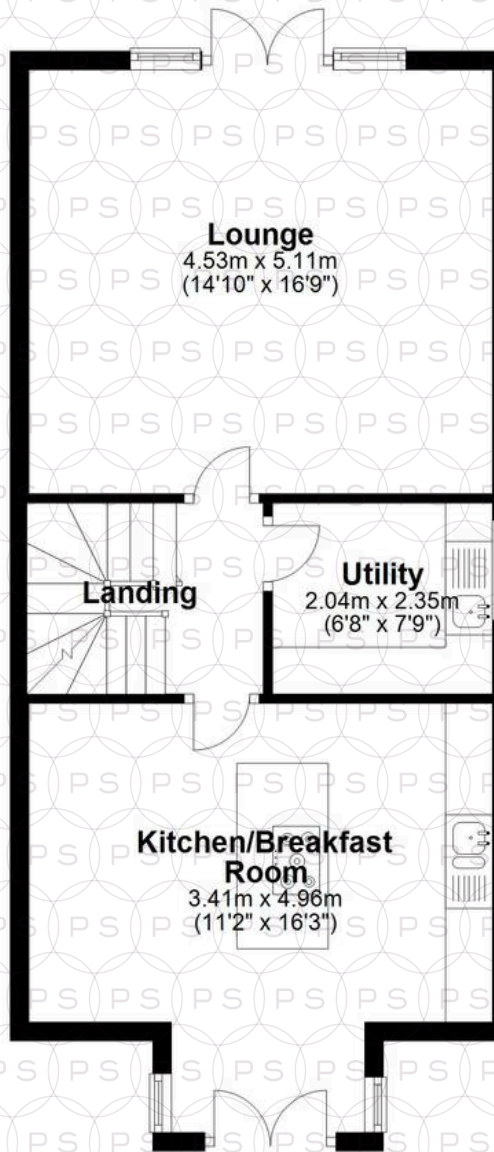
#### Location

Cherry Close sits approximately 500 metres from Ashley Cross village, offering a selection of independent cafés, restaurants and everyday amenities. Parkstone railway station provides direct services to London Waterloo in around two hours. Poole Park and Whitecliff Harbourside Park are also nearby, offering open green space and access to the water.



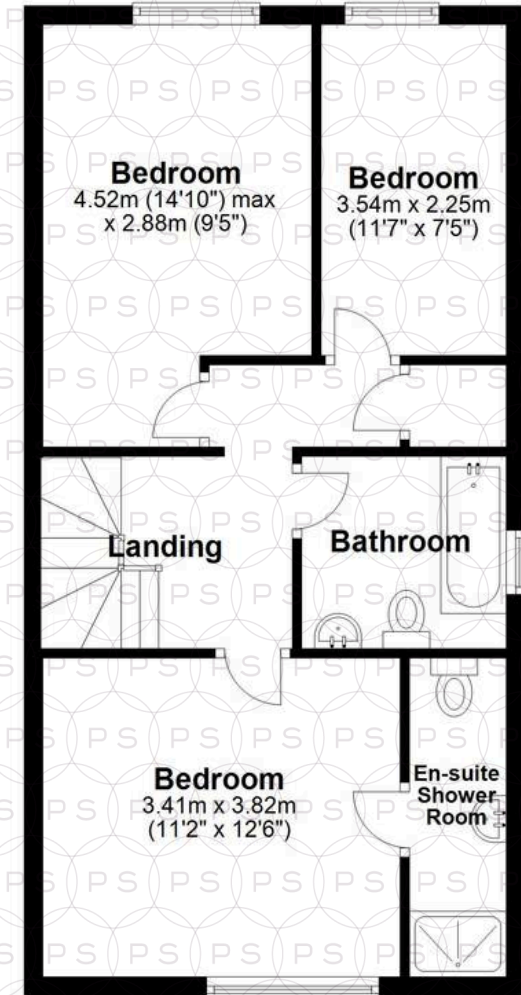
### First Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



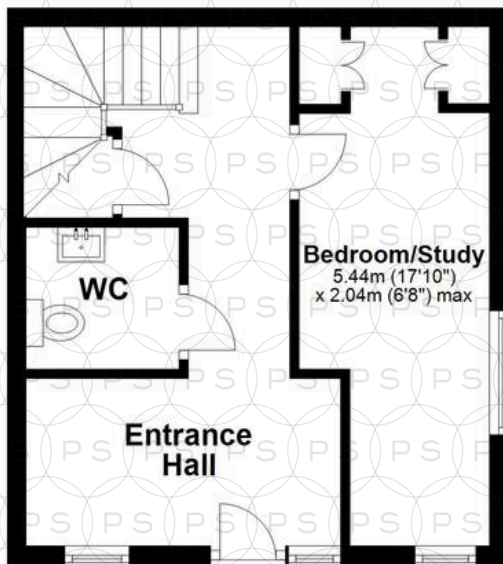
### Second Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



### Ground Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 132.8 sq. metres (1429.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.