



Charmouth Grove, Ashley Cross, Poole BH14 0LP

Nicely tucked away in the heart of Ashley Cross lies this impressive charming character five-bedroom semi-detached Victorian family house. There are delightful features to include high ceilings, ornate cornice and ceiling roses, picture and dado rails.

EPC: 63 Council Tax Band: F Price: £850,000 Freehold

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Key Features

- BEAUTIFULLY PRESENTED, CHARMING, CHARACTER VICTORIAN HOUSE
- WONDERFUL FEATURES - HIGH CEILINGS, ORNATE CORNICE & CEILING ROSES, PICTURE AND DADO RAILS
- COSY FRONT LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM
- SUPERB COUNTRY STYLE KITCHEN/BREAKFAST ROOM
- UTILITY & GROUND FLOOR SHOWER ROOM
- FIVE BEDROOMS WITH A FANTASTIC EN-SUITE TO THE MASTER
- FAMILY BATHROOM
- AMPLE OFF-ROAD PARKING & GARAGE
- TUCKED AWAY LOCATION IN THE HEART OF ASHLEY CROSS

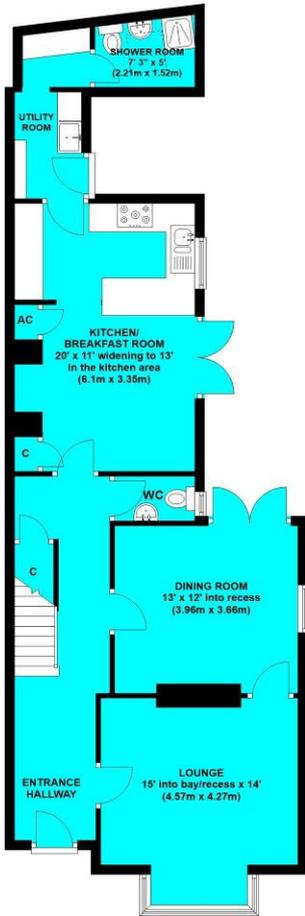
The Property

Initially there is a covered entrance porch with brick archway and original tiled floor. This then leads through to the generous size hallway which sets the tone for this delightful period family home and there is a cloakroom located at the end. To the front there is a cosy front lounge with a bay window, cast iron fire fireplace and plantation shutters with a separate dining room located behind that has French doubled glazed doors leading outside. The spacious country style kitchen/breakfast room is light, bright and airy with side double glazed French doors, ample storage units and drawers, eye level double oven and grill, breakfast bar peninsula, wood flooring and space or a large table and chairs. This then leads through to the good size utility area and ground floor shower room. Stairs

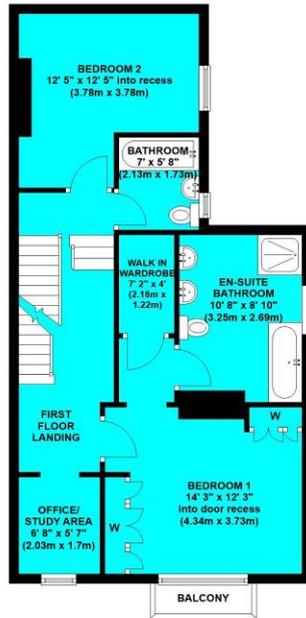
with wooden bannister and balustrade leads to the first-floor accommodation with a split-level landing. Located here you will find a double bedroom to the rear, family bathroom, an office/study area accessed via an archway and a show piece master double bedroom with fitted bedroom furniture, walk in wardrobe and an outstanding en-suite with his and hers sinks, separate bath and walk in shower. Stairs again then lead to the second floor where there are three further bedrooms including a generous size double and two single rooms.

The garden/courtyard is laid out with a block paved pathway and a sizable patio suitable for entertaining and it is enclosed with fencing. The front offers ample off-road parking leading to a garage with light and power.

Ground Floor
Approx. 76.4 sq. metres (822.3 sq. feet)



First Floor
Approx. 59.6 sq. metres (641.0 sq. feet)



Second Floor
Approx. 34.3 sq. metres (369.5 sq. feet)



Total area: approx. 170.3 sq. metres (1832.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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