

ATHERTONS
ESTATE & LETTING AGENTS

EST. 1985

20 Cherry Hill Grove

Upton, Poole, BH16 5LP

ATHERTONS
Guide Price **£525,000**

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20 Cherry Hill Grove

Poole

A spectacular family home tucked away in a peaceful cul-de-sac in the sought-after Upton area, just a short walk from Lytchett Bay Nature Reserve. This impressive split-level home is arranged over four floors, offering bright, spacious and versatile accommodation throughout.

The ground floor welcomes you with an inviting entrance hallway leading to the superb principal bedroom, complete with built-in wardrobes and a stylish modern en-suite shower room.

The first floor offers two further bedrooms, including a generous double bedroom with patio doors opening onto the rear garden, a good-sized single bedroom, and an office/bedroom four which also provides garden access. A contemporary family bathroom completes this level.

On the next floor, the beautifully presented kitchen/dining room provides an excellent entertaining space, featuring a range of integrated appliances, ample dining space, and a wonderful balcony/terrace overlooking the front.

Occupying the top floor is the stunning living room, a real standout feature of the home, offering a bright and airy retreat with a Juliet balcony overlooking the rear garden, air conditioning, and plenty of room to relax and unwind.

Further benefits include double glazing and gas central heating.

Externally, the property boasts a beautifully landscaped and private rear garden arranged over tiers, with a decked seating area, lawn, and patio space, perfect for outdoor entertaining. The home is further complemented by ample off-road parking and a garage.

Upton is a popular and well-established residential area, ideally positioned between Poole and Wimborne. It offers a strong sense of community with a range of local shops, schools and amenities nearby, as well as excellent access to Upton Country Park with its beautiful open spaces, woodland walks and historic house. The area is well served by transport links, including nearby road connections and rail services from Poole, making it ideal for commuters, families and those seeking a convenient yet peaceful place to live.

Council Tax band: E

Tenure: Freehold





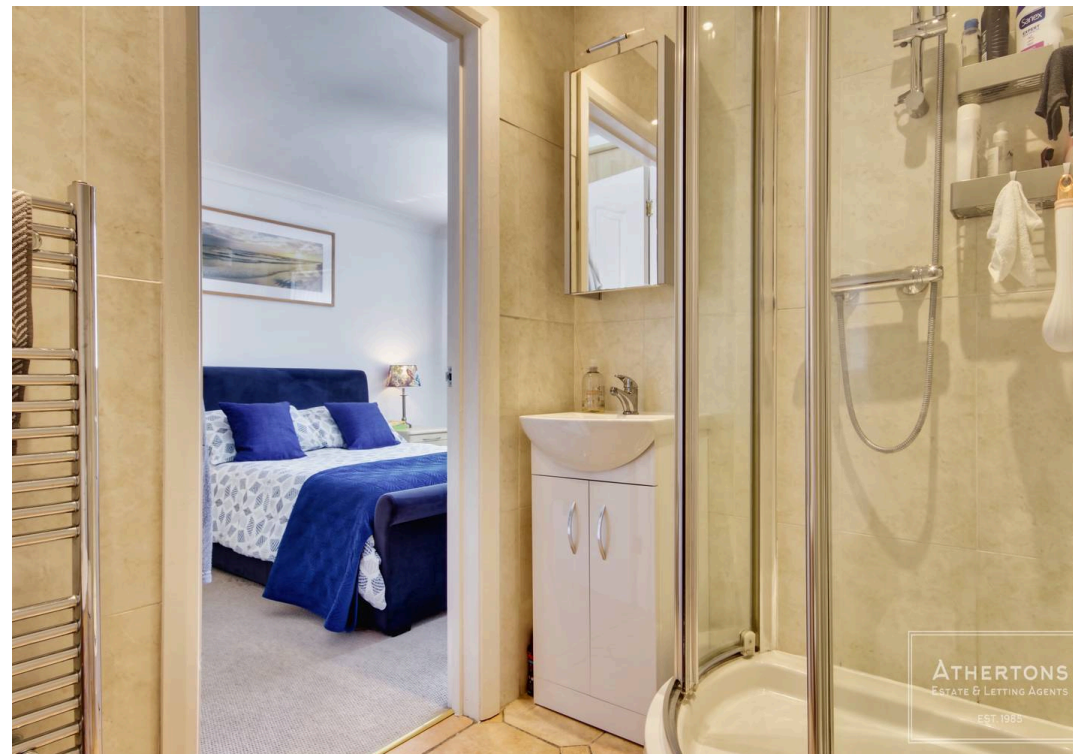


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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

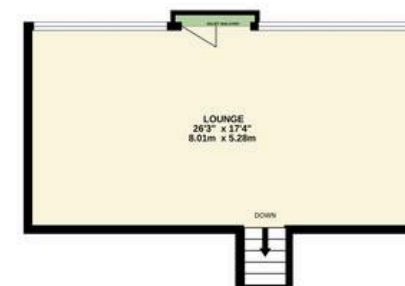


1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

3RD FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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