



Charmouth Grove | Ashley Cross | Poole | BH14 0LP

Offers in excess of £750,000

BEEZUMS

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- **VICTORIAN CHARACTER HOME**
- **APPROACHED VIA PRIVATE DRIVE**
- **GARAGE & OFF ROAD PARKING**
- **THREE BATHROOMS**
- **MOMENTS FROM ASHLEY CROSS**
- **2170 SQFT**
- **FIVE BEDROOMS**
- **THREE RECEPTION ROOMS**

****VICTORIAN CHARACTER**** An attractive five bedroom home, within a QUIET ROAD and just MOMENTS FROM ASHLEY CROSS. Almost 2,200SQFT of BRIGHT & SPACIOUS accommodation, arranged over three floors. Three reception rooms, three bathrooms and GARAGE.





Situated in the heart of the highly sought-after Ashley Cross village, this beautifully presented five bedroom Victorian family home combines period charm with modern day living. Occupying a generous plot with ample off-road parking and a garage, the property has been thoughtfully reconfigured and maintained by the current owners to create a versatile family home.

This Victorian property retains many character features, including high ceilings, feature fireplaces and large windows that provide abundance of natural light throughout. The spacious lounge and separate dining room both benefit from attractive fireplaces, providing ideal spaces for relaxing and entertaining.

To the rear, the impressive kitchen/breakfast room offers generous proportions and serves as the heart of the home, complemented by a utility area and ground floor cloakroom.

Arranged over three floors, the accommodation includes five bedrooms. The principal bedroom benefits from a dressing room, walk-in wardrobe and en-suite bathroom, while a separate study provides an ideal home office space.

Externally, the property boasts a generous driveway and garage, while being conveniently located within walking distance of Ashley Cross's popular cafés, restaurants, bars and mainline train station. This is a rare opportunity to acquire a substantial character home in one of Poole's most desirable locations.





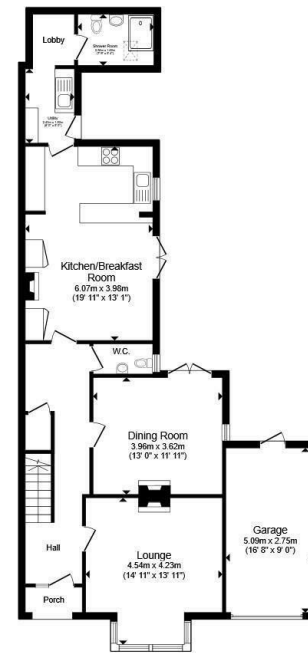
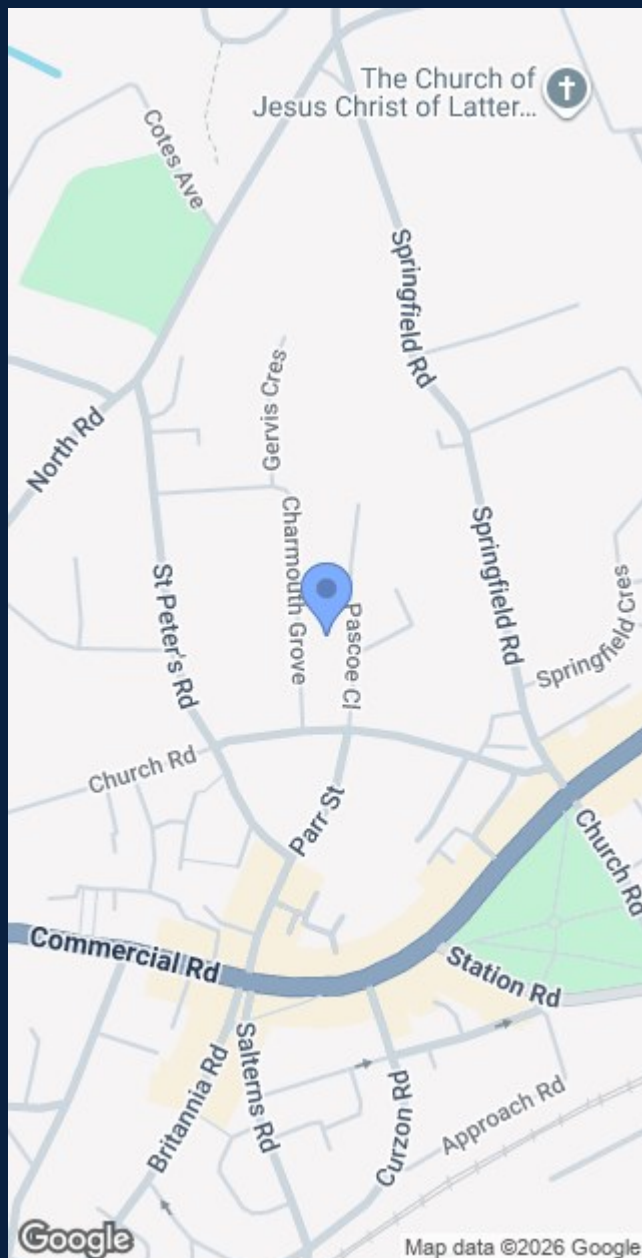
Perfectly positioned on Charmouth Grove, a peaceful residential road, this property offers an enviable blend of quiet seclusion and ultimate convenience. Situated just a short, level stroll from the vibrant heart of Ashley Cross village, where there are a fantastic array of independent cafés, trendy bistros, boutique retailers, and pubs right on your doorstep. Centred around its famous public park, "The Green", Ashley Cross is widely renowned for its relaxed, community-focused lifestyle and high desirability.

Commuters will appreciate being within short walking distance of Parkstone Station, located just over a quarter of a mile away. The station offers a direct mainline connection straight into London Waterloo in approximately two hours, while excellent local bus networks provide reliable links to the broader Poole and Bournemouth areas.

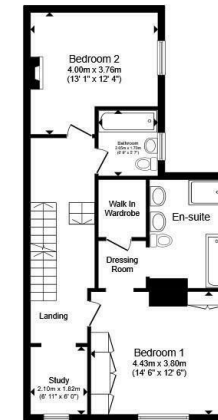
For those drawn to the water, the world famous golden sands of Sandbanks, award winning beaches, and Poole Harbour the second largest natural harbour in the world are only about a five minute drive away. This close proximity opens up a world of premier yacht clubs, busy marinas, and dynamic wind and kite surfing spots.

The property falls within the highly sought after school catchment areas for both Lilliput Infant School and Baden-Powell & St Peter's Junior School. This prime address perfectly balances the tranquillity of a character lined avenue with quick, walkable access to Poole's coastal lifestyle hub.

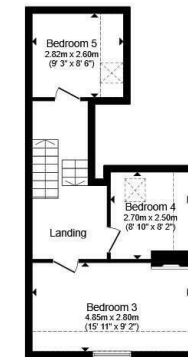




Ground Floor



First Floor



Second Floor

Total floor area 201.6 m² (2,170 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Council Tax Band F EPC Rating D

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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