

Britannia Road, Ashley Cross, Poole, BH14 8AZ



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# What it's got.

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Come & fall in love with this stunning three double bedroom character home in the heart of Ashley Cross!

Walking into the tastefully decorated hallway you instantly want to see more of this character home. The cosy lounge boasts a working wood burner, parquet wood flooring and feature bay window. This room is where you will retreat to during the wintery months. If you enjoy socialising and entertaining you will love the open plan kitchen/diner/family room. The kitchen has been cleverly designed with a range of units, butcher block worktops, butler sink, integrated appliances and space for a range cooker. Flowing into the dining area you have space for a large dining table & chairs and bi-folding doors lead to the courtyard. There is a large under stairs storage cupboard.

Moving upstairs to the landing, you have access to the loft space and doors to all rooms. The master bedroom is generous in size with the second and third bedroom also being doubles. The bathroom has been beautifully decorated with feature tiled walls and floor. There is an opportunity to convert the loft space like many of the neighbouring properties have done, subject to the usual consents.

The sunny courtyard garden is great for BBQs and socialising with a storage area/shed and access to the rear lane.

NB: There is no off road parking however there is on road parking with Residents Permits available for £55 PA.





## What the owner says.

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“I moved into the house during lockdown when I was able to realise my dream of living by the sea. The house has been just perfect; plenty of space to work from home, entertain friends and family, with a stunning sun trap of a garden! The location has been great, right in the heart of Ashley Cross and walking distance to the train straight into Waterloo. Lunchtime walks to Poole Park and evenings and weekends on the beach, it’s given me exactly the life I had dreamed of and I am truly sorry to be selling it.”



## Where it is.

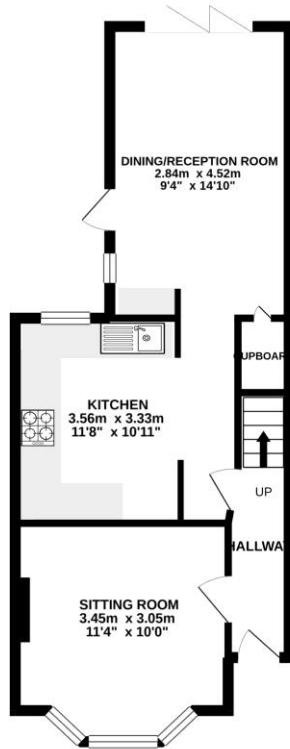
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Ashley Cross is the place to be, you will not be disappointed as it has something for everyone. The 'village' itself has an array of facilities including library, convenience stores, boutiques, doctors surgery, pharmacy etc. But there is also a vast selection of cafes, eateries, trendy bars and fashionable bistros. You can easily access the local parks, schools and the town centre. The award winning beaches of Sandbanks beach are close by. The two local schools Baden Powell Junior and Lilliput Infant are both in easy reach.

Parkstone train station is just short walk away with its regular direct routes to Waterloo, London making it ideal for commuters.



GROUND FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



1ST FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA : 86.9 sq.m. (935 sq.ft.) 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 not guaranteed as to their operability or efficiency can be given.  
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## Technical bits.

- Approx. 935 sq ft of accommodation
- Energy rating – D
- Council tax band – C
- Open plan kitchen/diner
- Sunny courtyard garden
- Minutes' walk to amenities and Parkstone train station
- Tastefully decorated and designed throughout
- Lounge with wood burner
- On road permit parking only £55 PA
- Lilliput & Baden Powell school catchment

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