

Constitution Hill Road, Poole, BH14



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# What it's got.

Nestled in a sought-after location, this exquisite Three/four bedroom chalet bungalow presents a unique opportunity for discerning buyers seeking a blend of traditional charm and contemporary style. This spacious property spans an impressive 1453 Sq ft and has been meticulously renovated and modernised throughout, offering a harmonious fusion of classic elegance and modern comfort. The inviting entrance hallway offers a spacious feel and leads on to most of the principle rooms. The interior exudes warmth and character, with each room bathed in natural light, creating a welcoming ambience. The generously proportioned lounge is perfect for family gatherings, while the modern kitchen is a culinary delight. A charming conservatory provides a tranquil space to unwind, also benefiting from a utility area. The property boasts three bedrooms, with the master bedroom occupying the top floor and featuring a luxurious ensuite, ensuring a private sanctuary for rest and relaxation and the other two bedrooms on the ground floor. Additionally, a versatile space on the ground floor can serve as a fourth bedroom, dining room, or home office, catering to various lifestyle needs. With two bathrooms (one on the ground floor) and a cloakroom, convenience is assured.

The outdoor space of this property further enhances its allure, with a thoughtfully landscaped garden offering a serene oasis for outdoor enjoyment. The sunny aspect of the gardens bathes the exterior in natural light, creating a tranquil retreat for residents to relax, entertain, or simply bask in the sunshine. The expansive garden provides ample space for alfresco dining, gardening enthusiasts, or play areas for children, catering to diverse outdoor needs. A front garden and side/ rear garden enhance the visual appeal of the property, adding a touch of greenery and charm to the surroundings. Whether hosting gatherings with friends and family or simply unwinding in nature, the outdoor spaces of this property offer a seamless extension of the interior living experience, elevating every-day living to a higher level. With its well-manicured gardens and sunny aspects, this property beckons residents to embrace an outdoor lifestyle and create lasting memories in the idyllic surroundings. While a extensive driveway and garage offer ample off-road parking options.

There is also an added benefit of a newly installed high pressurised Gloworm boiler with a 10-year guarantee and also CCTV.

Offered with no forward chain, this property presents a rare opportunity to own a captivating residence that seamlessly combines style, comfort, and convenience.





## What the owner says.

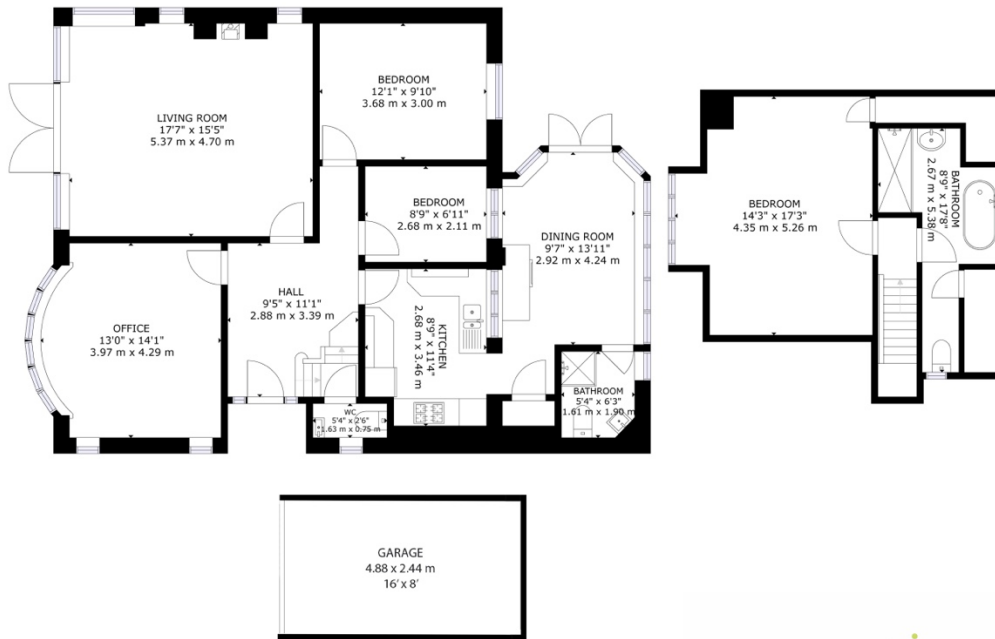
“Eclipse... A home nestled on a hill, with its stunning opulent interior features from panelling, coving to stained glass porthole windows & stunning seasonal views of Old Harry Rocks. I fell in love straight away with its unique charm, from the master boudoir suite on the first floor with its luxurious hotel feel, & the spaciousness both inside & outside of the property. I felt immediately that “Eclipse” was accommodating all of my wants & needs.”



## Where it is.

If you love Ashley Cross but don't necessarily want to be on the doorstep then the location of this property is the perfect solution. Constitution Hill is only a 10-15 minutes walk away from the cafes, bars, restaurants and amenities of the village. You can also walk to Parkstone train station which offers routes directly to Waterloo, London. Poole town centre and the award-winning beaches of Sandbanks are within easy reach too. At the top of the road, you will find The View Point which offers stunning views across the rooftops of Poole towards Poole Harbour and the Purbeck hills beyond.





GROSS INTERNAL AREA  
 FLOOR 1: 1102 sq.ft, 102 m<sup>2</sup>, FLOOR 2: 351 sq.ft, 33 m<sup>2</sup>  
 TOTAL: 1453 sq.ft, 135 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- 1453 Sq. Ft in accommodation
- Completely renovated & modernised throughout
- Three/Four bedrooms
- Driveway providing plenty of off-road parking & garage
- Close to Ashely Cross village & train station
- Energy Rating D
- Bright & airy property
- Two bathrooms plus cloakroom
- Sunny landscaped side/front & rear garden
- No forward chain

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.