

Church Road, Ashley Cross, BH14 0NS



Katie  Fox
ESTATE AGENTS

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What it's got.

You will simply fall in love the minute you walk into this beautifully presented and modernised character three double bedroom extended cottage in the heart of Ashley Cross.

This stunning and immaculate family home has been tastefully modernised in recent years yet has retained much of its original charm and character.

Coming through the front door you are instantly drawn to the light and openness of the hallway leading to the extended semi open plan kitchen/diner/family room. Here is everything you desire when either having a family, entertaining or relaxing. It lends itself well onto the south facing rear garden. You have the added benefit of a separate inviting cosy lounge/office space room to the front and downstairs W.C.

Upstairs you are welcomed by three good sized double bedrooms (one and two with bespoke built in wardrobes) a modern family bathroom and an additional study area at the top of the landing.

In our opinion the garden will sell this house to you with its direct South facing aspect, it is a sun haven. It has been designed to provide ease of maintenance with a good size patio area and the remainder being laid to lawn. You will love this garden if you like to entertain, its ideal for barbecuing, socialising and relaxing. You also have the benefit of a log store and outside brick belt shed. To the front of the property there is off road parking for 2 cars.





What the owner says.

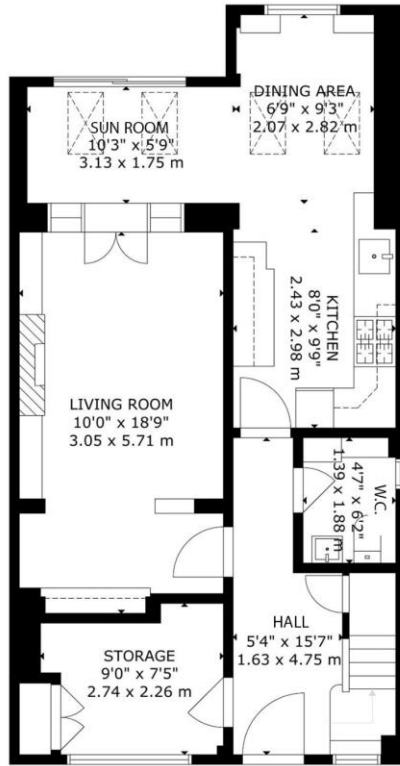
'The house really did find me in my original search and despite the remodeling it has always retained a welcomed homely feel, Will truly miss the close access to the sea and cycling routes along with the sun filled south facing garden with established vine! Being an older property with period details just helps make it feel special with many admiring comments from others I've been lucky over 18 years to have called this my home'



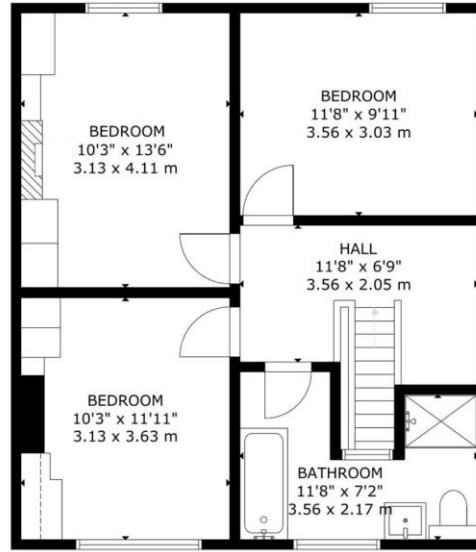
Where it is.



Ashley Cross is the place to be! Whether you are a family, couple, downsizing or relocating you will not be disappointed 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. Parkstone train station is just short walk away with its regular direct routes to Waterloo, London. Sandbanks beach is also just over 3 miles away. You literally have everything on your doorstep.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 111 m²/1,197 sq ft
FLOOR 1: 57 m²/616 sq ft, FLOOR 2: 54 m²/581 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Technical bits.

- Council tax band – C
- EPC rating – tbc
- Approx sqft of accommodation
- Three double bedrooms
- Extended family home
- Character cottage
- South facing rear garden
- Heart of Ashley Cross
- Parking for 2 cars
- Plenty of storage throughout

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.