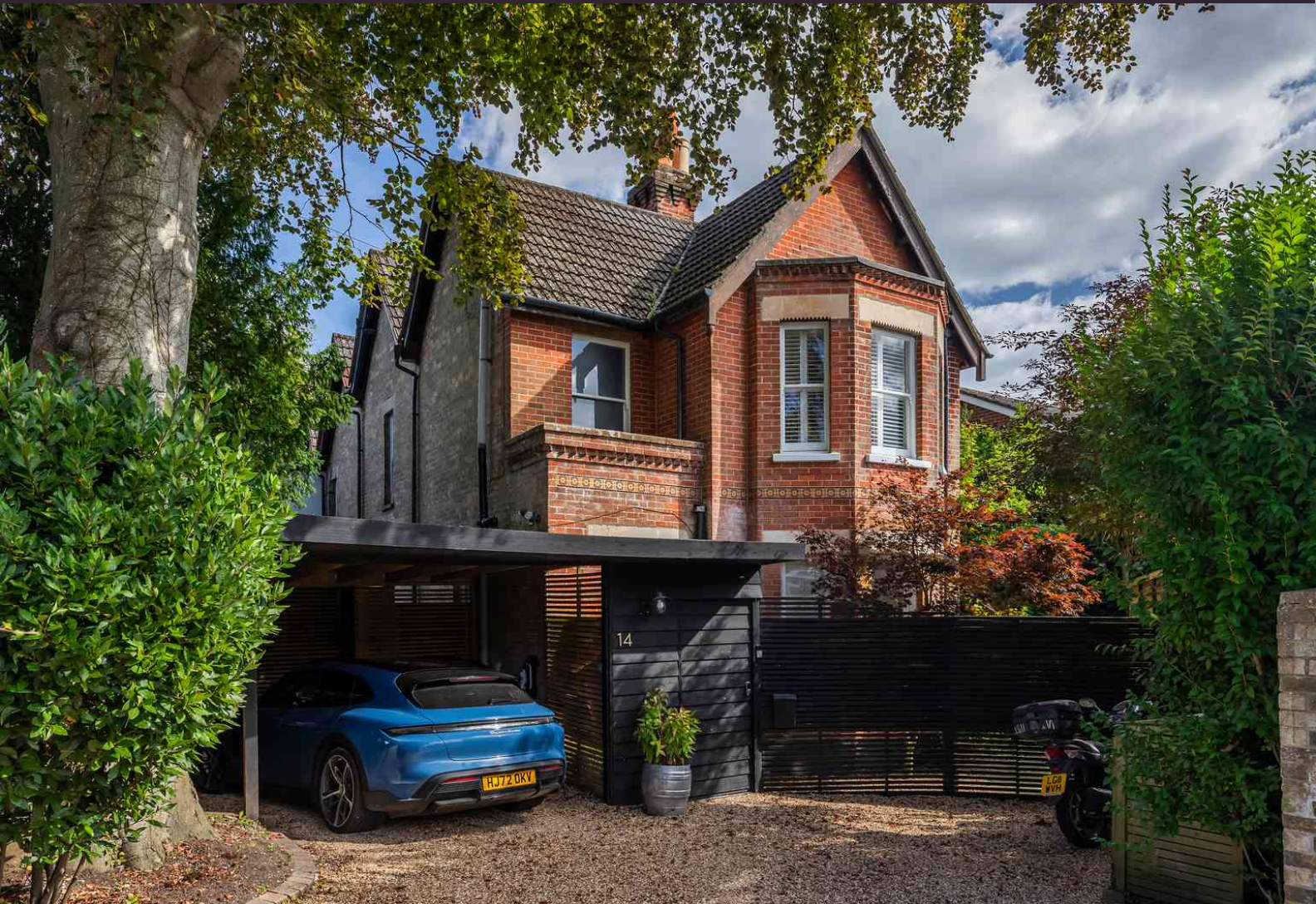


FOR SALE

14 Charmouth Grove, Ashley Cross,
Poole, Dorset BH14 0LP



PHILIPPA SOLE



£975,000

4 double bedroom detached house

Located in the heart of Ashely Cross

Principal suite with mezzanine bath and exposed brick work

Log cabin/work space

Many original features

Open fire and log burner

Garden Sauna

Total Area: 2,543 sq.ft

Council Tax Band F - £3102.30

Freehold

[Click here for virtual tour](#)

About this property

A stunning four double-bedroom family home located in the heart of Ashley Cross, offering flexible accommodation and separate space for those wishing to work from home. Situated on a quiet road, this property retains many original features while blending modern comfort and convenience.

This beautifully refurbished family home effortlessly blends modern living with original charm. At its heart is a stunning extended kitchen, designed with both style and functionality in mind. The kitchen features handmade ash cabinetry, a central island with copper worktops, and an induction hob, creating a sleek and inviting space. Bi-fold doors on either side open onto the wrap-around garden, flooding the room with natural light and providing a seamless indoor-outdoor living experience. The kitchen is further enhanced by Carson tiled flooring, which adds a stylish yet practical finish. The living spaces are equally impressive. The formal lounge boasts bay windows, plantation shutters, and an open fireplace, creating a warm and inviting atmosphere. A versatile dining room, currently used as a library, features a second log burner and leads to a bright conservatory with access to the garden. These interconnected spaces provide the perfect setting for both family gatherings and quiet relaxation.

The bedrooms are spacious and thoughtfully designed. The principal suite stands out, offering a mezzanine bath, generous storage, exposed brickwork, and original floorboards, creating a unique and tranquil retreat. Two additional double bedrooms provide ample space for family or guests. The second bedroom also benefits from a newly fitted en-suite shower room, adding an extra level of convenience. The luxurious family bathroom has been recently renovated to a high standard, featuring twin sinks, a teak cabinet, and handmade hammered brass shower details. The space is finished with stunning green marble tiles from Claybrook Studio, lending an air of sophistication. A first-floor cupboard houses a tumble dryer for added practicality. Outside, the garden has been designed for easy maintenance, with a synthetic lawn that wraps around the property. A decking area features built-in seating, a pizza oven, and an outdoor sauna, making it an ideal space for entertaining. An adjoining outbuilding provides space for a washing machine, and there is secure storage for bicycles and water sports equipment. A private patio outside the bespoke log cabin, fully equipped with electricity and currently used as a home office, offers a tranquil outdoor seating area for work or relaxation. A gravel driveway provides off-road parking for several cars, and a secure gate leads to the entrance porch, ensuring both privacy and convenience.

Location

Located in the heart of Ashley Cross, with its vibrant array of cafes, bars, and restaurants, this beautifully refurbished four-bedroom home combines modern living with original charm. The amenities of Poole and Bournemouth town centres are close by, and the stunning beaches of Sandbanks are within easy reach. Parkstone Railway Station is reached via a short walk across the village green, offering a direct link to London Waterloo in approximately two hours, making it ideal for commuters.





Total area: approx. 236.2 sq. metres (2543.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and subject to responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006).
Plan produced using Planclip.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	71

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