

PS



**Shearwater 1B Harbour View Road, Poole - BH14 0PD**  
£685,000



# Shearwater 1B Harbour View Road

Lower Parkstone, Poole

A substantial, four bedroom, three bathroom, detached house located very close to Ashley Cross with the beaches at Sandbanks just a short drive away. The property has been finished to the highest standard with viewing highly recommended.

This contemporary, New England style property was built approximately 10 years ago. Nestled on a spacious corner plot enjoying the sun all through the day.

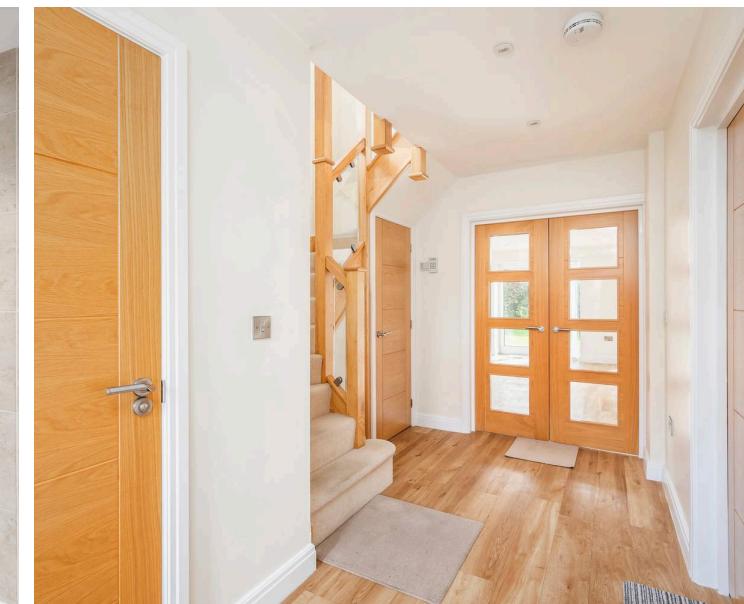
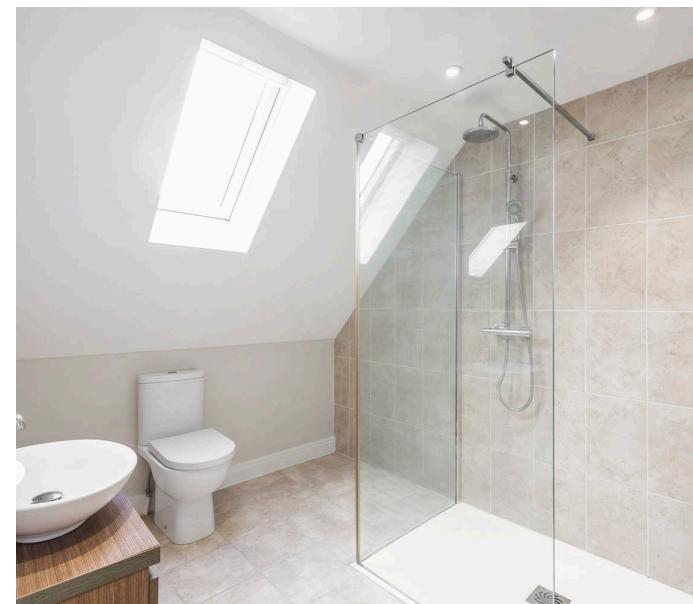
- No forward chain
- Solar Panels to the roof
- 4 Double bedrooms / 3 bath / shower rooms
- Open plan living / dining room
- Level South facing garden
- Garage and off road parking
- Stylish, contemporary living with exceptional presentation throughout
- Viewing essential to appreciate the size of the accommodation
- Council tax band D: £3102.30 pa
- EPC Rating: B



Immediately on entering the property you are aware of the light and spaciousness which is to be found throughout. The entrance hall with wc, cloaks cupboard plus additional under stairs cupboard with fitted manifolds for the under floor heating, leads via double opening doors into the lounge/dining room. An exceptionally large room, the layout is down to your own imagination due to its size, this has bi folding doors directly onto a paved patio and level lawned garden beyond. The wrap around garden offers a good degree of privacy and seclusion perfect for a family, entertaining or simply lying in the sun and relaxing. The kitchen is semi open/plan from the lounge/dining room, with white high gloss floor and wall mounted units, complemented by quartz work tops and various integrated appliances. The hallway with statement glass and wood staircase leads to the first floor, on this level there are three bedrooms all with fitted wardrobes, one with en suite and the other two serviced by the family bathroom. The principal bedroom enjoys the luxury of the entire top floor, with walk-in wardrobe providing hanging and storage plus a large en suite shower room. Additional on street parking via residents permits from BCP Council can be obtained online at £66 per annum.

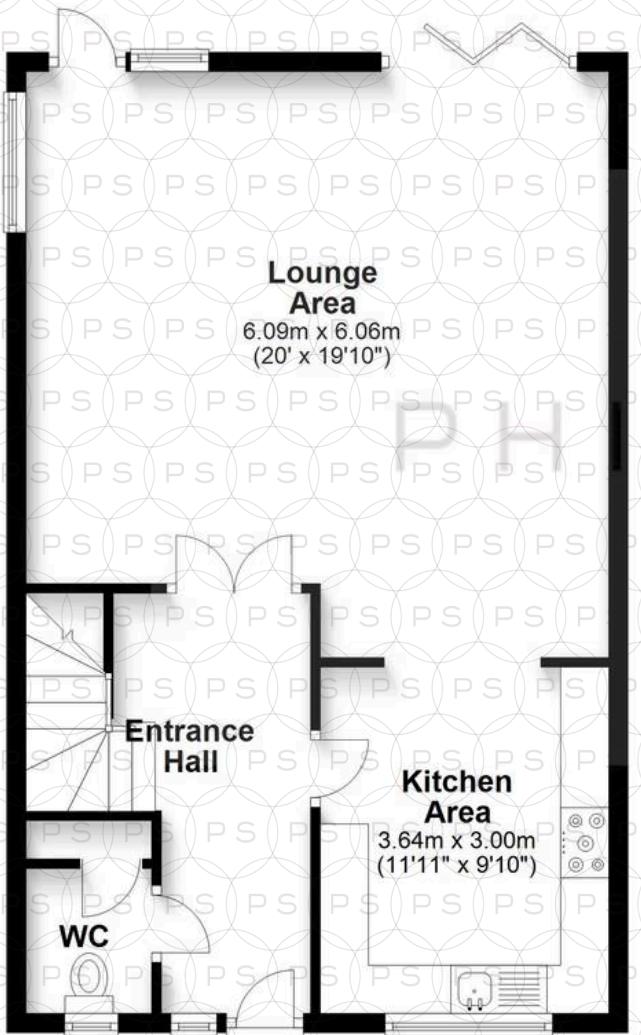
The property is located in the Courthill and Baden Powell school catchment area and within walking distance of local shops in Ashley cross village, which has a strong sense of community and an eclectic mix of shops, cafe's, pubs and independent retailers. There is also a train station with a direct line to London Waterloo in approximately 2 hours and good bus connections into nearby Poole and Bournemouth. Poole Harbour, the second largest natural harbour in the world, is around 5 minutes drive away from Ashley Cross where yacht clubs, marinas, viewpoints, wind and kite surfing areas can be found alongside the world renowned golden Sandbanks beaches. Beyond this is the Isle of Purbeck which is a rural peninsula accessed by a chain ferry and providing excellent road and mountain biking terrain and also beautiful, quieter, beaches.

Please note, the images with furniture are CGI images.



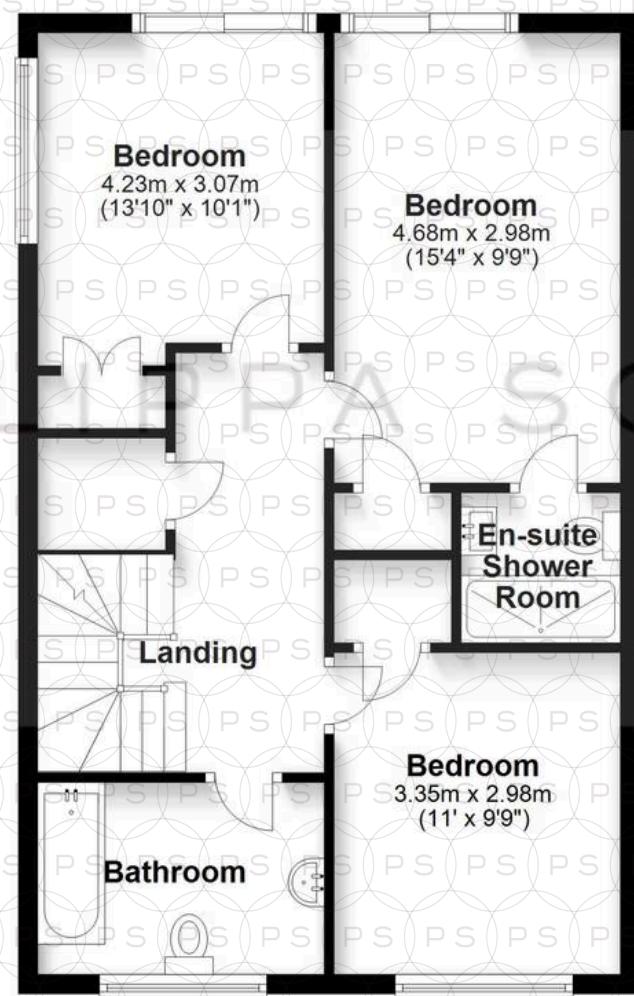
## Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



## First Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



## Second Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 155.8 sq. metres (1677.2 sq. feet)



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

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