

enfields



16 Approach Road, BH14 8BH

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An immaculately presented and characterful three-bedroom Victorian home, superbly positioned in the heart of the ever-desirable Ashley Cross Village. This elegant home seamlessly blends period charm with contemporary design, offering well-balanced and thoughtfully arranged accommodation well suited to modern family life.

The ground floor is centred around a beautifully presented open-plan living and dining area, creating an inviting setting for both everyday living and entertaining. This flows seamlessly into a stylish modern kitchen, which is well equipped with an integrated oven, four-ring electric hob, extractor fan, plumbing for a washing machine, and space for a tall freestanding fridge freezer. Ample cupboard and worktop space ensure excellent storage and practicality. A contemporary and meticulously designed shower room completes the ground floor.

The main family bathroom has been tastefully modernized with trendy exposed brick walls, a rainfall-style shower, a heated towel rail, and black grout filler on white tiles, creating a bold modern contrast that complements the space.

On the first floor are three well-proportioned bedrooms, including an impressive principal suite benefitting from a cleverly concealed en-suite shower room, discreetly positioned behind a sliding door. In addition, a versatile loft room offers flexible accommodation and would be ideal as a home office, study, guest room, or occasional bedroom.

Externally, the property enjoys a landscaped rear garden with decking, providing an attractive and low-maintenance outdoor space. This is perfect for summer barbecues, family time, and a safe environment for children to play. Please note: parking is only available on street, with resident permits obtainable from BCP Council (approximately £60 per annum)

Location, Location, Location!

- **Ashley Cross** is celebrated for its vibrant village atmosphere, boutique cafés, and acclaimed independent eateries, all just moments from the property. Our top picks include: Drgnfly, The Dancing Moose, Miiko Everyday Nourishment, and Patisserie Mark Bennett.
- **Whitecliff Harbourside Park** is approximately 0.6 miles away. It's a lovely spot for picnics, dog walking, and family outings, with views across Poole Bay and beyond.
- **Sandbanks Beach**, renowned for its Blue Flag status, golden sands, picturesque beach huts, and iconic beach festival in July, it's less than 10 10-minute drive and remains a firm favourite with both locals and visitors.

Transport:

- **Parkstone Train Station** – approximately 0.3 miles (5-minute walk), providing direct services to Poole and Bournemouth town centres, as well as Southampton Central, Winchester, Wimbledon, and Portsmouth. London Waterloo is reachable in under two hours, making this an excellent choice for commuters.
 - Regular **bus services** available from Commercial Road (2-minute walk), with frequent M1 and M2 routes serving both Poole and Bournemouth

Schools:

- Baden Powell & St Peter's Middle School—*0.7 miles.* / Courthill Infant School—*1.1 miles.* / Ocean Academy—*1.1 miles.* / Lilliput Infant School—*1.6 miles.*

This superbly located home offers an excellent opportunity for first-time buyers and families seeking a stylish property within a thriving village community, close to transport links, schools, and the coast. Call Enfields Poole now to enquire on **01202 933 555**.



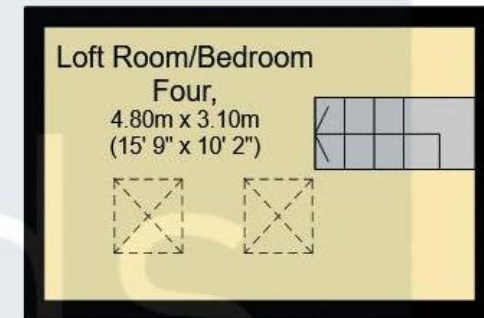
Ground Floor

Floor area 49.4 sq.m. (532 sq.ft.)



First Floor

Floor area 41.8 sq.m. (450 sq.ft.)



Second Floor

Floor area 14.4 sq.m. (155 sq.ft.)

Total floor area: 105.7 sq.m. (1,137 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Ground Floor:

Entrance Hall, 21' 2" x 3' 4" (6.45m x 1.02m)

Living Room, 13' 10" x 11' 6" (4.21m x 3.50m)

Dining Room, 12' 10" x 12' 3" (3.91m x 3.73m)

Kitchen, 8' 11" x 8' 6" (2.72m x 2.59m)

Bathroom, 8' 11" x 5' 9" (2.72m x 1.75m)

First Floor:

Landing, 13' 1" x 5' 7" (3.98m x 1.70m)

Bedroom One, 12' 10" x 11' 7" (3.91m x 3.53m)

Bedroom Two 16' 9" x 7' 7" (5.10m x 2.31m)

Bedroom Three, 9' 0" x 8' 7" (2.74m x 2.61m)

En-Suite, 8' 0" x 3' 0" (2.44m x 0.91m)

Second Floor:

Loft Room/Bedroom Four, 15' 9" x 10' 2" (4.80m x 3.10m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.