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ST. OSMUNDS ROAD

POOLE, DORSET, BH14



SPLINTERS

- **BEAUTIFULLY PRESENTED DETACHED HOUSE**
 - **SIX BEDROOMS**
 - **AMPLE OFF ROAD PARKING**
 - **SEPARATE UTILITY ROOM**
- **WALKING DISTANCE TO ASHLEY CROSS**
 - **REAR GARDEN WITH SUN DECK**
 - **THREE BALCONIES**
- **GATES ENCLOSING DRIVEWAY**

Fine & Country Homes from Edwards are delighted to offer this impeccably presented six-bedroom detached house in the very desirable area of Ashley Cross. This property offers over 2,900 sq feet of living space spread over three floors, a generous sized garden and a private front driveway with gates and ample parking space. Viewing is highly recommended to fully appreciate this property.

This incredibly spacious and luxurious family home boasts a premium finish and contemporary style throughout, and is finished to a high standard. This beautiful family home is sure to impress even the most discerning of buyers.

Splinters is accessed via St. Osmunds Road with an enclosed brick paved front driveway via bricked walls and electric gates offering plenty of off-road parking - additional secure parking is available within the integral double garage. As you enter this fine home you are greeted by a large character front door leading into the spacious entrance hall with solid oak flooring, providing access to the superb dining room along with a downstairs WC and helpful storage cupboard.

The particularly spacious dining room offers double wooden door access, spot lights, an incredible feature fireplace and allows for a copious amount of light to flood the room from the two sets of double French doors. The ground floor is split level and offers stairs from both the hallway and dining room to the kitchen. The kitchen features beautiful Quartz worktops and ample storage has integrated appliances including oven, gas hob, dishwasher and microwave along with a large island unit / breakfast bar and double French doors to the garden. The ground floor further compromises of a separate utility room with onwards access to the garden and a cloak room with access to the integral garage and outside.



A stairway with wooden handrails gives access to the first floor, offering the living room, four of the bedrooms and a family bathroom. The living room is truly incredible; it has a beautiful fireplace and two set of French doors to the south facing balcony. The master bedroom offers fitted wardrobes and features a luxury en-suite shower room as well as another wrap around balcony with two sets of French doors for access. The three other bedrooms are good sized, with one currently being used as an office / study and the family bathroom is fully tiled and benefits from a large bath.

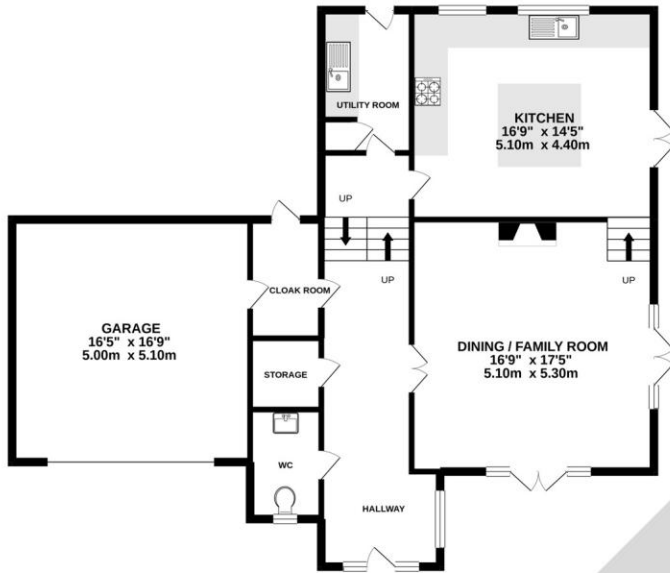
The second floor is again split level, with bedrooms two, three and a study. The study offers a private balcony with a pleasant outlook of the prestigious St. Osmunds Road. Both bedrooms two and three offer built-in wardrobes and each has an en-suite bathroom.

Externally, the luxurious feel continues with the wrap around garden; there is a mixture of decked areas and lawn, with large mature planted borders and trees providing complete privacy. Some of the patio areas are south facing making them ideal for entertaining family and friends in the warm summer months and for al fresco dining.

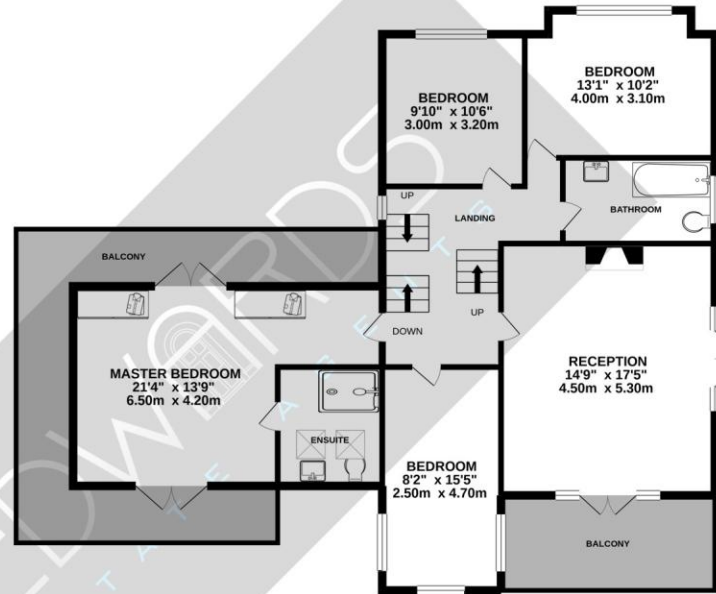
Situated in the popular Ashley Cross / Lower Parkstone area, local shops, restaurants and bars are all within walking distance, and Tower Park, a popular leisure destination is less than three miles away. Tower Park holds a waterpark, bowling alley, cinema, as well as a variety of restaurants, perfect for a fun day out. Poole town centre is also less than three miles away offering Dorset's largest covered shopping centre, ideal for some retail therapy, fantastic dining, plenty of coffee shops and leisure facilities, as well as the Poole Harbour Trail, ranging from 1.5 to 7.5 miles in length and Poole Harbour Watersports with a range of products available such as Windsurfing, Kitesurfing, Water-skiing, Wake-boarding, Kayaking and Stand-up paddleboarding. Both Branksome and Parkstone Railway Stations are within walking distance, running regularly across the South West covering Reading, Plymouth, Portsmouth and London Waterloo, placing the rest of the beautiful UK at your fingertips. Bournemouth's miles of golden sandy beaches are close by, as well as the very popular Sandbanks beach. St. Osmunds Road benefits from being in a great school catchment area of Courthill First and Baden-Powell Middle school.



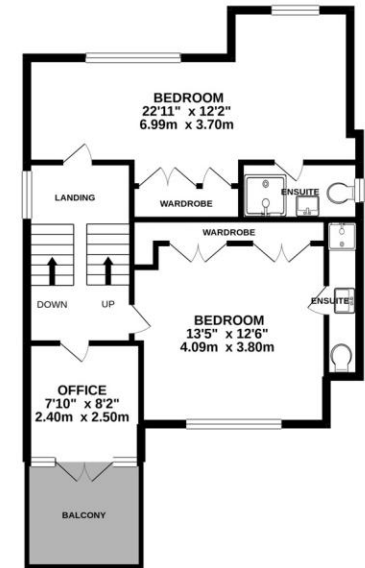
GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



2ND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



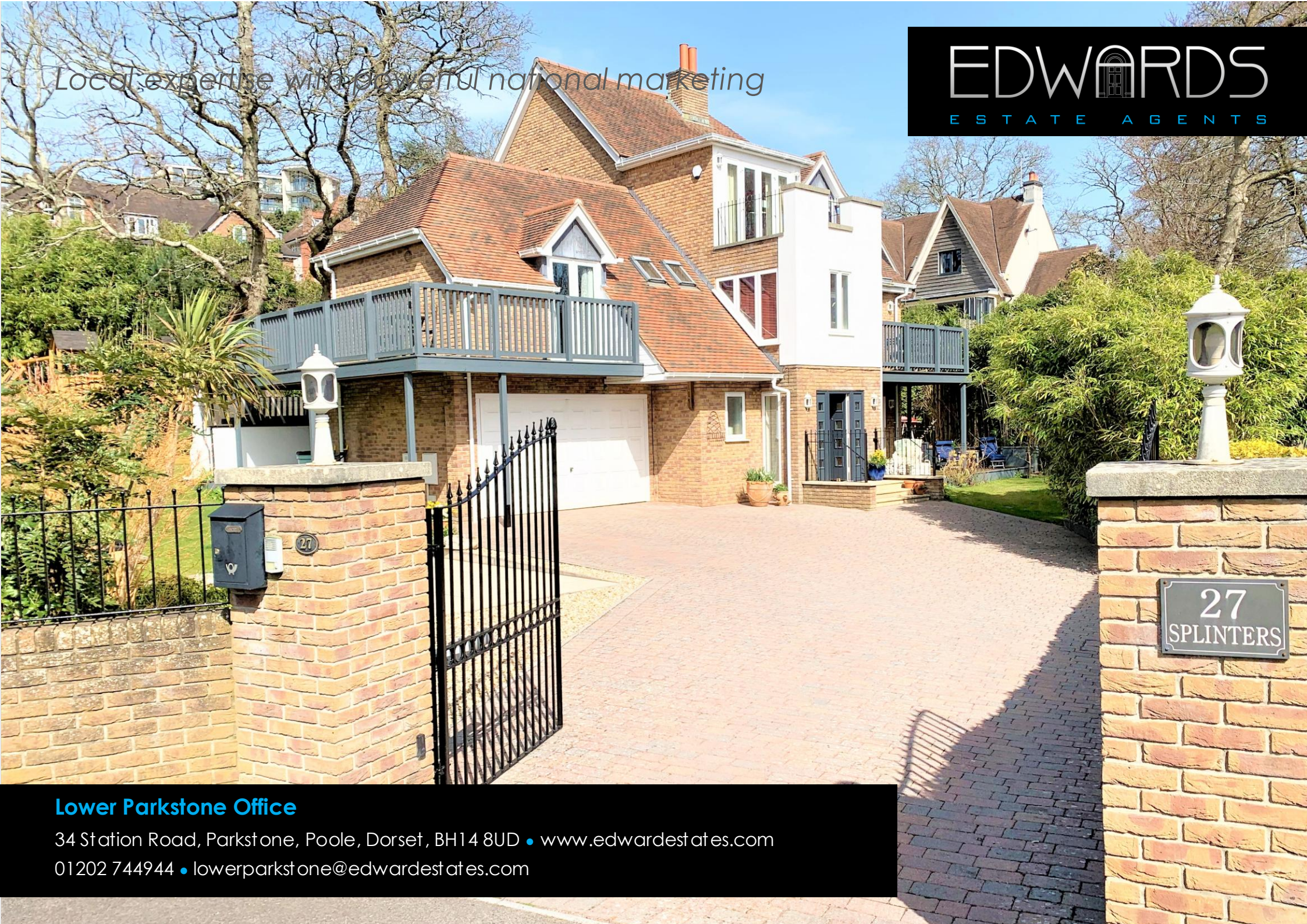
TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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