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## CASTLE HILL HOUSE, ASHLEY CROSS

LOWER PARKSTONE, POOLE, DORSET, BH14 0BW

FINE & COUNTRY  
Homes from Edwards



STUNNING PENTHOUSE SET  
WITHIN A BEAUTIFUL ELEVATED  
WOODED AREA, WITHIN EASY  
REACH OF THE THRIVING  
COMMUNITY OF ASHLEY CROSS

# CASTLE HILL HOUSE

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- PENTHOUSE SUITE POSITIONED IN SUBSTANTIAL WOODLAND GROUNDS
  - TWO SPACIOUS BEDROOMS WITH ADJOINING ENSUITES
  - OPEN PLAN LIVING SPACE WITH AMPLE NATURAL LIGHT
- CONTEMPORARY KITCHEN WITH A FULL ARRAY OF BUILT IN APPLIANCES
  - BEAUTIFULLY FINISHED BATHROOM & ENSUITES
- COVERED SUN TERRACE BALCONY FOR ENTERTAINING WITH ATTRACTIVE SYLVAN OUTLOOK
  - ALLOCATED COVERED PARKING & AMPLE VISITORS SPACES
  - CLOSE TO TRAIN STATION & ASHLEY CROSS VILLAGE

This penthouse suite has stunning rooftop views and is finished to an exacting standard throughout. With the convenience of a lift to all floors, accommodation is spacious and light, with a generous installation of down lighting throughout as

well as natural light from windows, rooflights and French doors leading out to a very private, covered balcony which offers ample space for outdoor seating whilst looking out onto the surrounding treeline.



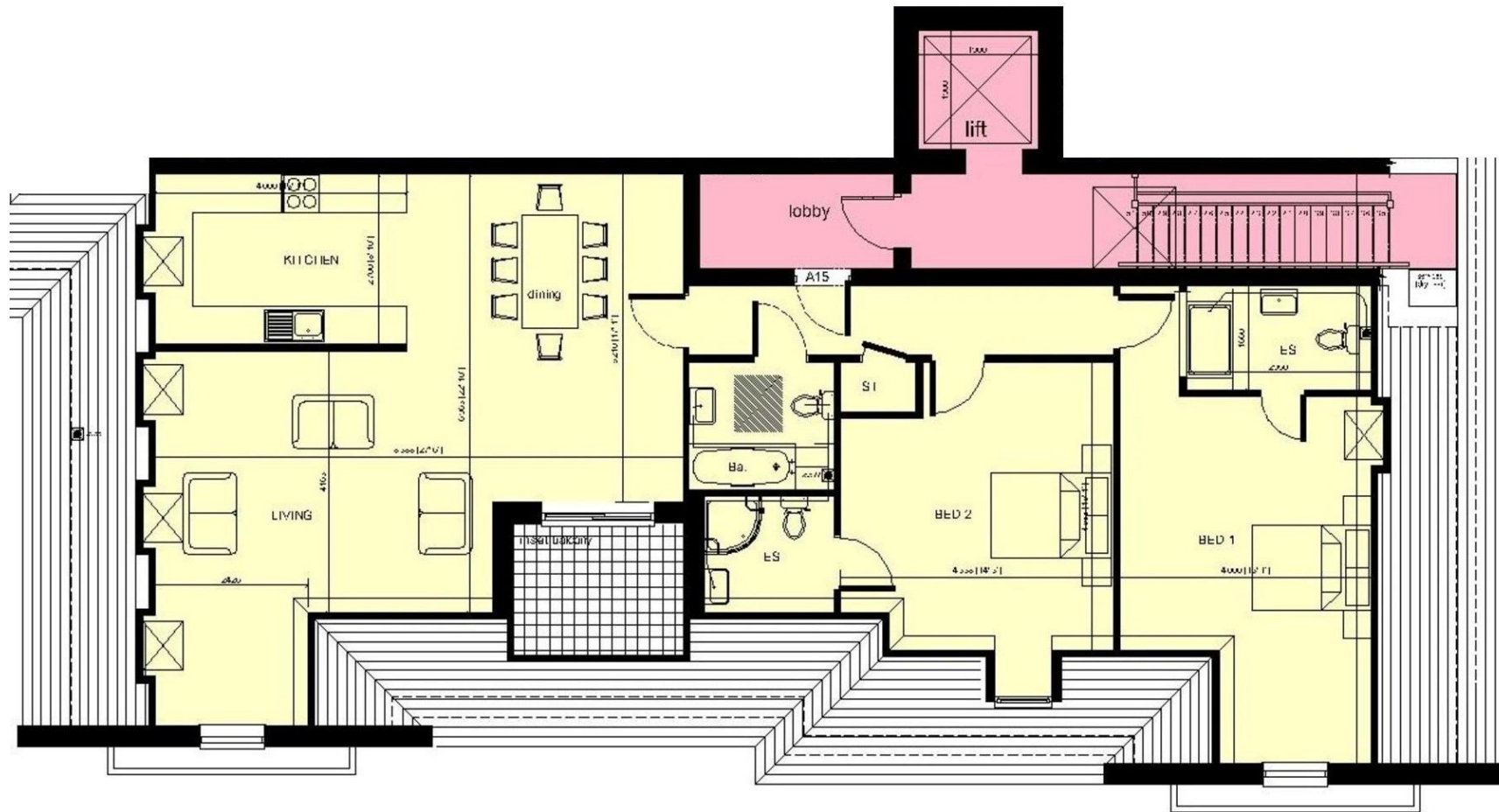
The kitchen is finished to a high specification with light fronted base, wall and full height units as well as an island unit offering breakfast bar seating. A generous range of integrated NEFF appliances which are included and subtle plinth lighting adds a touch of finesse! Hard flooring in the kitchen area complements the contemporary working space, whilst neutral carpeting is laid throughout the lounge and bedrooms giving added comfort and luxury. Living space is generally open plan and includes the kitchen, lounge area

and separate dining space. Both double bedrooms each have an adjoining ensuite shower room, whilst a separate bathroom serves occasional guests. All are fitted with contemporary and stylish sanitaryware and quality tiles to walls and floors.

Outside there are two allocated parking and the property benefits from a 10 year Building Guarantee

EPC: B  
Council Tax Band: E  
Services: Mains Electric, Gas and Mains Drainage





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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