

Robin Cottage, Glenair Avenue  
Ashley Cross  
Poole, BH14 8AD



Brand new beautifully appointed three bedroom, two bathroom cottage style semi-detached home with a generous south facing garden, privately situated in the heart of Ashley Cross close to Poole Park and Parkstone station.

£475,000







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## Situation & Description

Wren Cottage & Robin cottage are two brand new beautifully appointed three bedroom, two bathroom cottage style semi-detached homes, privately situated in the heart of Ashley Cross.

These charming properties offer well planned accommodation extending to approximately 1,075 sq ft with an impressive open plan ground floor arrangement, creating a light and spacious feel.

This small development is conveniently situated in a favoured location, within a short stroll of both central Ashley Cross and Poole Park. The properties are privately positioned at the end of a long driveway giving access to a sizeable front courtyard, including two parking spaces per house. A particular feature of this development is the generous outside space surrounding the properties and large south facing rear gardens.

The houses are approached via a front porch leading to a reception lobby with a built-in storage cupboard and an adjoining guest cloakroom. The main open plan living space presents a high quality fully equipped kitchen with pale grey shaker style units, complete with white quartz work surfaces and integrated Neff appliances. The front dining area has a bay window and the rear lounge has double doors opening directly onto the garden. There is also a useful utility room with plumbing for a washing machine and tumble dryer. Stairs from the reception lobby rise to the first floor landing with a double built-in linen cupboard, housing the gas boiler.

The main bedroom has a fully tiled luxury en-suite shower room with contemporary sanitary ware. Two further bedrooms are served by an extensively tiled luxury family bathroom with contemporary sanitary ware.

Externally, both properties enjoy large fully enclosed south facing landscaped gardens, with lawns and deck terracing. Both properties also benefit from two parking spaces.

### Specifications:

- Wood-effect porcelain tiled floors to ground floor.
- Carpets in bedrooms, lounge and stairs.
- Under-floor heating on ground floor and GCH upstairs.
- Heated towel rails in upstairs bathrooms.
- Fully tiled en-suite shower room with waterfall and flexi shower.
- Vanity units in bathroom and cloakroom.
- Fire prevention sprinkler system.
- LED lighting.
- Solar panels.
- Double glazing.
- Outside tap and lighting.
- Landscaped grounds & driveway.
- CIW 10 year builders warranty.
- Help to buy scheme subject to HCA approval.

Ashley Cross is a vibrant area of Poole known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London. The nearby Poole Park boasts a boating lake, café and waterfront restaurant.

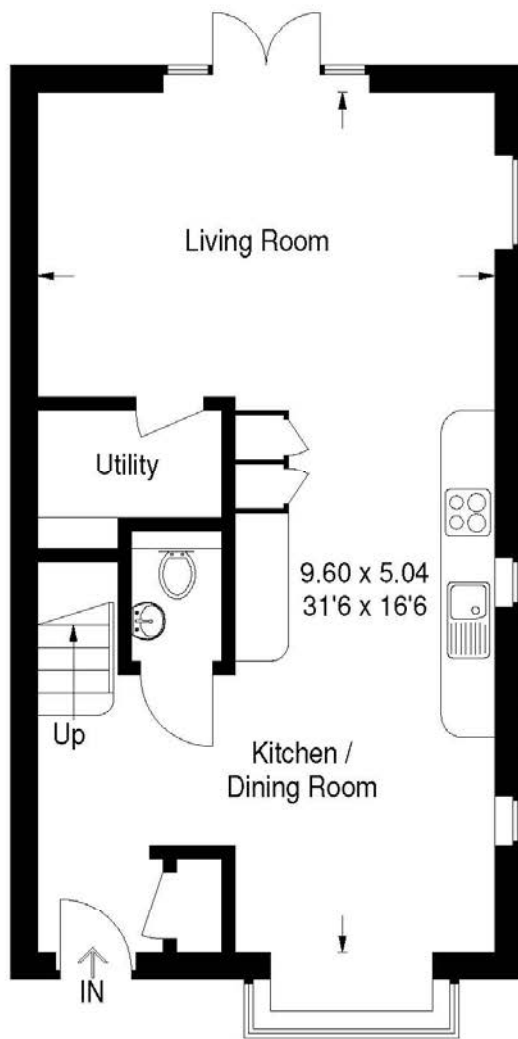
Glenair Avenue is particularly popular with families as it falls within the catchment area of Lilliput and Baden Powell school catchment.

Agents note: The properties are located to the rear of 3 & 5 Glenair Avenue.

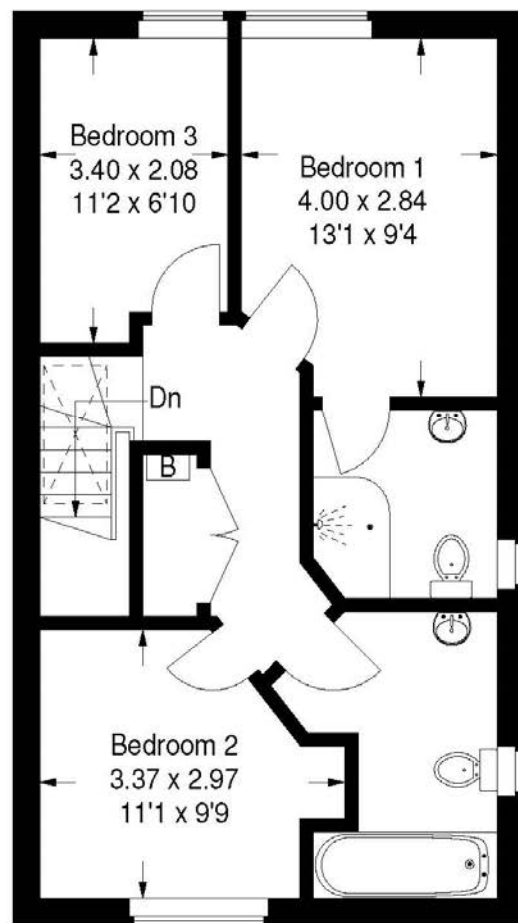
For further information or to arrange an appointment for viewing please contact sole selling agent Mays on 01202 709888 or [poole@maysestateagents.com](mailto:poole@maysestateagents.com).

# Robin Cottage, 1B Glenair Avenue

Approximate Gross Internal Area = 99.9 sq m / 1075 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**New Developments (where applicable)**

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