



## PRIVATE CONTEMPORARY HOUSE WITH A GRADE II LISTING

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BRANKSOME PARK, POOLE

Freehold    Guide Price £1,500,000





## A SEQUENCE OF ROOMS WITH FRAMED VIEWS

### BRANKSOME PARK, POOLE

#### Freehold

Entrance lobby ♦ 3 bedrooms ♦ 2 bath/shower rooms ♦  
Living/dining room ♦ Kitchen ♦ Study ♦ Landscaped garden  
♦ Garage ♦ EPC rating = E

#### Situation

Branksome Park is an exclusive residential area located close to the coast midway between the town centres of Bournemouth and Poole which both offer a wealth of shopping, entertainment and recreational facilities.

Poole has the second largest natural harbour in the world and is famous for year round water sports. The area is also renowned for its naturally mild climate and award-winning beaches.

Branksome Chine beach 0.75 mile

Westbourne shops 1 mile

Poole Harbour 1 mile

Bournemouth town centre 2.5 miles

Poole town centre 2.5 miles

Bournemouth Airport 8 miles

London 110 miles (1 hour 50 minutes)

Branksome train station 1.25 miles

All times and distances are approximate



## Description

One of Horden Cherry Lee architects founders Richard Horden's first projects was this property for his parents constructed in 1974.

Richard is an internationally acclaimed architect and the style was influenced by the Daphne and Rosen houses designed by the American architect Craig Elwood and is essentially a combination of three concepts.

The sequential experience of architecture combined with enclosure in a clear walled courtyard and the early exploration of modular frame construction.

The property is situated well back from the road, approached via a long driveway. A long white screen wall signals your arrival at the property.

The pedestrian doorway leads through into the private walled courtyard garden providing the first full view of the house and the ornamental reflecting pool.

On the other side of the property is a large lawned garden, simply planted with surrounding Rhododendrons. The East-West orientation of the spaces in the house provides gently balanced light filtering through the property.

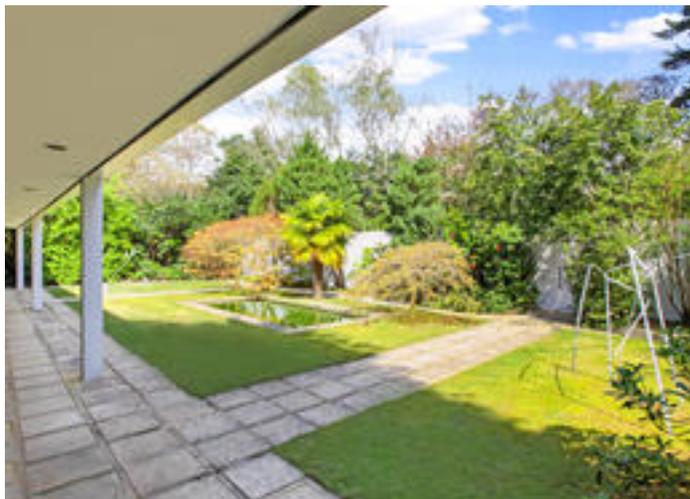
The courtyard house was awarded English Heritage Grade II listing in 2007.

Bright Open Plan accommodation with access onto the private gardens from all the principal rooms.

Front door leads into the entrance lobby with pocket doors providing access to the large open plan living area, through kitchen, study area, laundry room, three double bedrooms all with fitted wardrobes and two with en suite bathrooms. In addition there is a large detached garage.

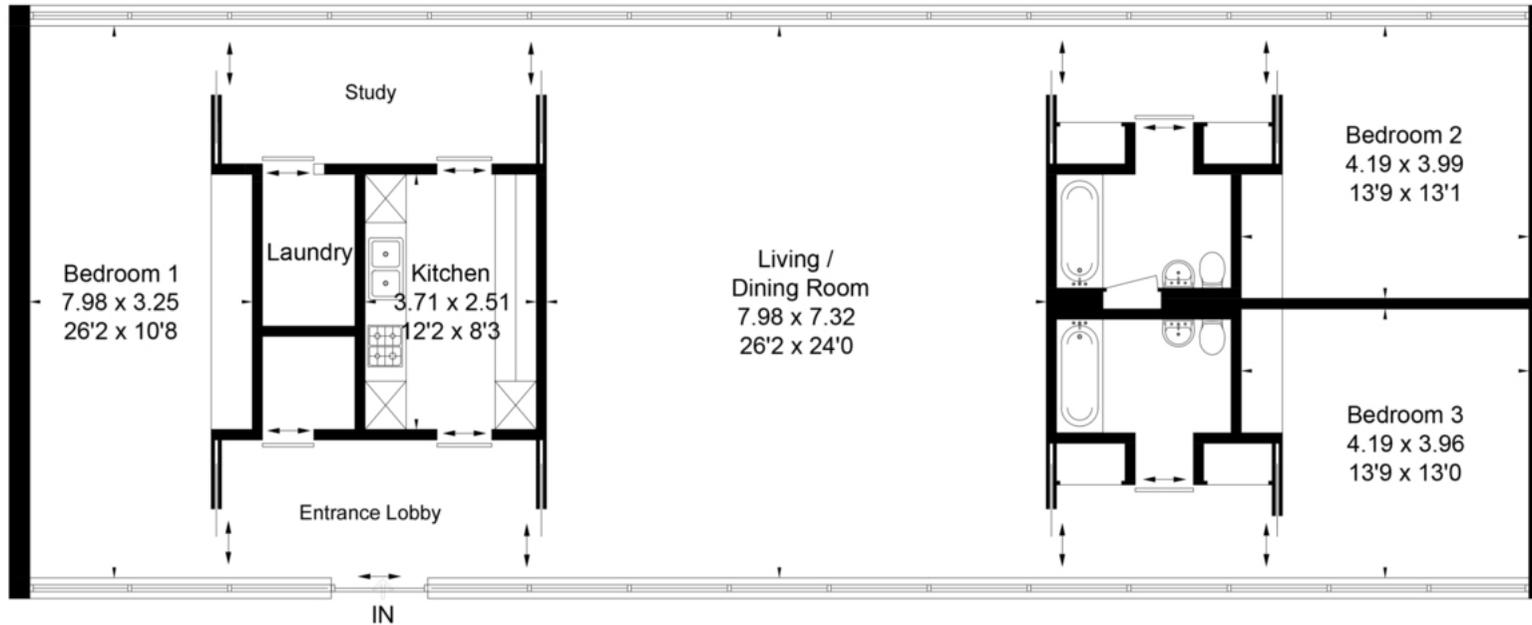
## Viewing:

Strictly by appointment with Savills





Approximate Floor Area = 175.3 sq m / 1887 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	49	52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	