



Character house on large plot offering huge potential

Branksome Park, Poole BH13

Freehold - Guide Price £1,100,000



Reception hall • 5 bedrooms • 2 bathrooms and WC • Cloaks/shower room • 2 reception rooms • Kitchen/ breakfast room • Utility room • Detached garage

Local information

Westbourne shops 0.5 miles
Canford Cliffs shops 1 mile
Poole Harbour 2 miles
Branksome Chine beach 0.75 mile
Bournemouth town centre 2 miles
Poole town centre 4 miles
Bournemouth Airport 10 miles
London 110 miles (1 hour 50 minutes by train)

All times and distances are approximate

About this property

This attractive property is located within the highly desirable Branksome Park conservation area where properties stand in gardens of no less than three quarters of an acre. The location is renowned for its mature trees and is situated close to the coast between the town centres of Bournemouth and Poole.

This particular property is listed as a house of local interest and is approached via a long driveway set well back from the road in secluded grounds.

The reception hall is spacious with a cloaks/wet room off, the sitting room and separate dining room are south facing with access to a sun patio area.

The kitchen/breakfast room has a utility room off with access to the rear garden. An easy rising stair case leads up to the spacious first floor landing where there are 5 bedrooms, a balcony, 2 bathrooms and a separate WC.

The garage is detached and there is a very good size front and rear garden with large lawns bounded by a wide variety of mature trees and shrubs.

Tenure

Freehold - Guide Price
£1,100,000

EPC rating = E

Viewing

Strictly by appointment with
Savills





Approximate Area = 264.6 sq m / 2848 sq ft (Excluding Void)

Outbuildings = 25.5 sq m / 274 sq ft

Garage = 12.2 sq m / 131 sq ft

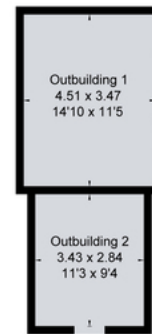
Total = 302.3 sq m / 3253 sq ft

Including Limited Use Area (5.7 sq m / 61 sq ft)

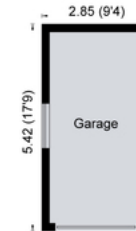
For identification only. Not to scale.

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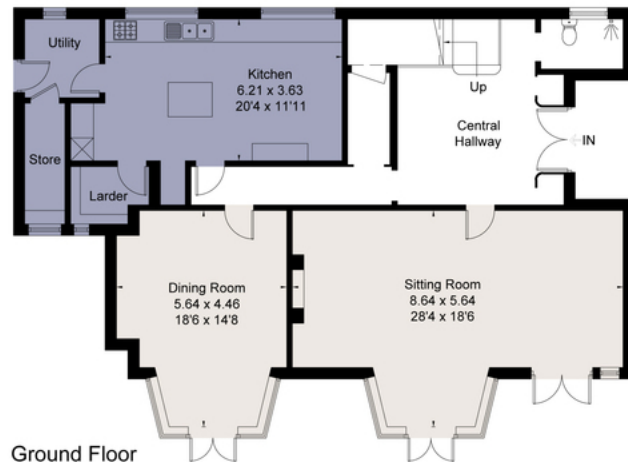
□ = Reduced head height below 1.5m



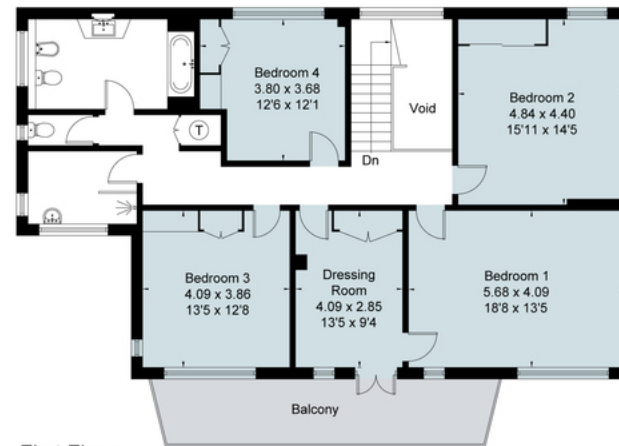
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

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