



36a The Avenue, Branksome Park, Poole BH13 6HE
£1,175,000 Freehold





Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

A charming Victorian Coach House situated in a secluded plot in the sought after Branksome Park location. The property is rich in history and has been sympathetically modernised by its current owners to a high standard.

The property sits in its own grounds with well matured landscaping offering a huge degree of privacy and a south facing aspect. As you enter the property, you are greeted by the entrance hall, which leads to all the principle ground floor rooms. There are two reception rooms (one of which could be used as a dining room), a kitchen/breakfast room, a separate utility room, storage and W/C. On the first floor there are three generous sized bedrooms and three bathrooms with the main bedroom benefiting from a commanding outlook over the rear gardens.

Externally, the property sits behind double electric gates and benefits from a large driveway for ample vehicles. Additionally, there is a separate garage suitable for a car or storage.

There is currently planning permission granted (reference APP/21/00806/F) to extend the side of the property and construct an additional garage and studio. More information is available upon request.

