



Rose Court

The Avenue, Branksome Park, Poole, BH13 6LL

£2,795,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



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****BEAUTIFUL CHARACTER HOME**** A SPACIOUS SIX BEDROOM property on an IMPRESSIVE PLOT approaching 0.7 of an ACRE. The residence expands to nearly 7000 SQFT OF VERSITILE ACCOMMODATION and boasts an IMPRESSIVE ENTRANCE, MATURE GROUNDS and an ANNEX.

- STUNNING GROUNDS APPROACHING 0.7 OF AN ACRE
- BEAUTIFUL CHARACTER HOME
- ANNEX WITH LIFT ACCESS
- IMPRESSIVE ENTRANCE HALL
- LARGE SEPARATE DOUBLE GARAGE
- SHORT WALK FROM BRANKSOME CHINE BEACH
- IDEAL FAMILY HOME
- NO FORWARD CHAIN

Local Authority , Tax Band , Tenure: 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

Welcome to Rose Court, a magnificent character property boasting nearly 7000 square feet of spacious living space. Situated in the prestigious area of Branksome Park, this distinguished home offers a rare blend of traditional living, comfort, and functionality. Arranged over three floors, this remarkable residence offers an abundance of space for family living. With six generously proportioned bedrooms, seven reception rooms, and







five bathrooms, this home caters to an array of discerning purchasers. Set on a 0.7-acre plot, the property boasts impressive grounds adorned with mature landscaping, a pond and multiple water features.

The ground floor boasts an impressive entrance hall accessed by solid oak double doors with oak lined walls and staircase,. The entrance hall leads to a formal lounge, a grand dining room, a versatile office space, a spacious kitchen dining room with conservatory, a convenient larder, utility and access into the double garage/ workshop area which benefits from allowing access to the garden.

The first floor features an impressive master bedroom suite with its own en-suite and access to a balcony. There is two further bedrooms and an annex which benefits from a separate kitchen

Ascend to the top floor, where three additional bedrooms and a well-appointed bathroom await. Step out onto the rooftop terrace and revel in panoramic views of the surrounding landscape, offering the perfect spot for al fresco relaxation.

Completing this exceptional offering is an integral double garage plus two further single garages providing ample parking space and secure storage, all tucked away behind electric gates, ensuring a great deal of privacy.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	



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