



£1,375,000

20 Chester Road, Branksome Park, Poole, Dorset, BH13 6DD



20

Chester Road, Branksome Park, Poole, Dorset, BH13 6DD

****CHARACTER FAMILY HOME**** This impressive FAMILY HOME is situated in an EXCELLENT LOCATION within a quiet road in the heart of Branksome Park. Accommodation extends to over 3,000 SQFT to include FOUR/FIVE double bedrooms, THREE reception rooms, two bathrooms and LARGE DOUBLE GARAGE. Set on a LARGE SECLUDED PLOT.

- DETACHED CHARACTER PROPERTY
- FIVE LARGE BEDROOMS
- SPACIOUS ACCOMODATION ACROSS THREE FLOORS
- BEAUTIFULLY LANDSCAPED GARDENS
- QUIET ROAD
- WALKING DISTANCE TO THE BEACH THROUGH BRANKSOME PARK CHINE
- LARGE DOUBLE GARAGE & WORKSHOP
- OVER 3,000SQFT
- WELL PRESENTED
- VENDOR SUITED

Local Authority Poole, Tax Band F, Tenure: Freehold



Property Comprises

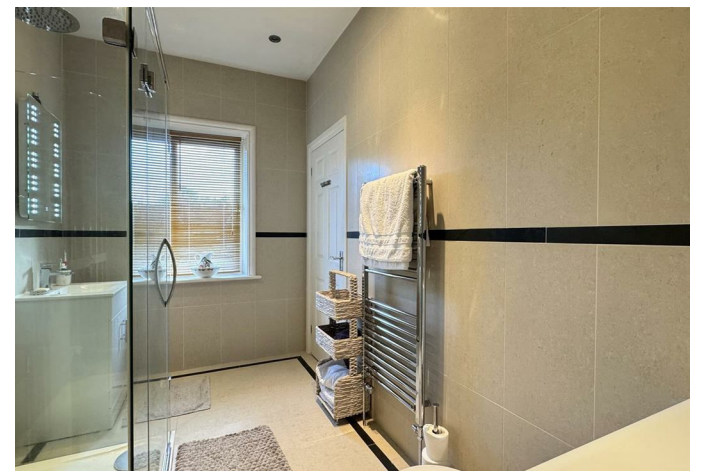
An impressive 1900's family residence positioned within a quiet road in the heart of Branksome Park and only a short walk from the amenities of Westbourne . This attractive character home sits on a large plot directly adjacent to Branksome Park Woods, this serene woodland setting offers a delightful half-mile walk that leads directly through Branksome Chine on to one of the areas finest beaches blending nature with convenience.

The internal accommodation is bright and spacious throughout, arranged over three floors spanning approximately 3,051sqft and retaining much of its original character. The living spaces are extremely versatile with three large reception rooms as well as a traditional kitchen/dining room, which forms the heart of the home. A wc, large utility and boot room completes the internal accommodation on the ground floor.

On the first floor, there are four well-proportioned double bedrooms, with the main bedroom having the benefit of a modern en-suite. the other three bedrooms are serviced by a large four piece family bathroom. From the impressive landing the staircase continues on to the second floor, with a further versatile space which is currently used as a top floor lounge, but would make a great fifth bedroom with plenty of extra space.

Externally the property is approached via a good-sized driveway allowing for ample off road parking and providing access to a large integral double garage and workshop, secured by remote-controlled up and over door. The private and secluded gardens are a particular of this home with several patio areas ideal for entertaining, a summer house with power and lighting and a well sized lawn making it perfect for modern day family life.





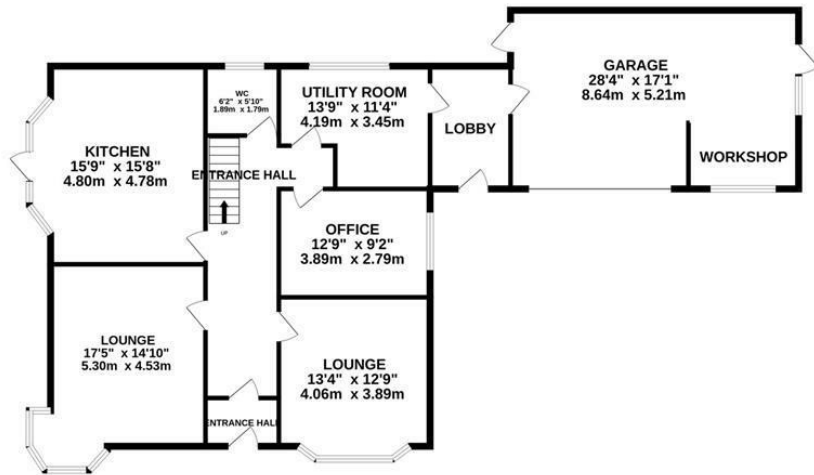


Branksome Park

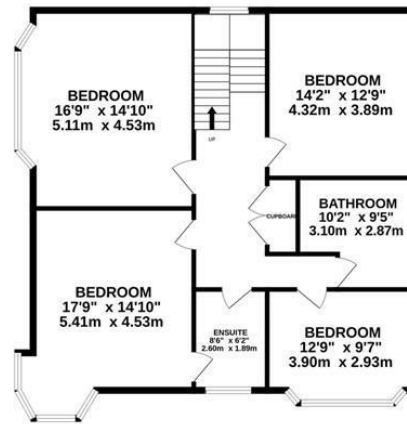
The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The 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



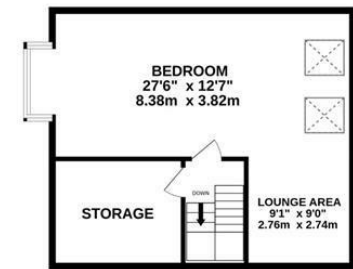
GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



1ST FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



2ND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 3051sq.ft. (283.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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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