



50a The Avenue, Branksome Park, Poole BH13 6LL
Guide Price £2,150,000 Freehold





An exceptionally presented five bedroom detached family home situated in the heart of Branksome Park. The property boasts well manicured gardens, a double garage and is set within a private and secluded plot.

- FIVE DOUBLE BEDROOMS
- SWIMMING POOL
- DOUBLE GARAGE
- PRIVATE AND SECLUDED PLOT
- EXCEPTIONALLY PRESENTED GARDENS
- SPACIOUS ACCOMMODATION ACROSS TWO FLOORS
- SET BEHIND ELECTRIC GATES
- CLOSE TO BRANKSOME CHINE BEACH

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

An exceptional five-bedroom, three-bathroom detached family home situated on one of Branksome Park's most prestigious roads. Set behind private electric gates on a generous and secluded plot, this beautifully presented residence offers spacious, versatile accommodation, a heated outdoor swimming pool, detached double garage, and is offered with no onward chain.

The first floor provides five generous double bedrooms, two of which feature contemporary en-suite bathrooms, along with a stylish family bathroom. On the ground floor, a 26ft dual-aspect living room offers an impressive space for family life and entertaining, complemented by a formal dining room and a bright conservatory overlooking the landscaped rear garden and pool area. The modern kitchen includes a breakfast area ideal for everyday dining, with a separate utility room providing additional practicality.

Externally, the home sits on a substantial, private plot with manicured gardens to the front and rear, ample off-road parking, and a detached double garage. The south-facing rear garden is designed for both relaxation and entertaining, featuring a heated swimming pool and generous patio space for outdoor dining.

Located just a short stroll from Branksome Beach and the popular Rockwater venue, this outstanding home enjoys a highly sought-after position combining peace, privacy, and easy access to local amenities, excellent schools, and transport links to both Bournemouth and Poole.

With an EPC rating of D and an internal floor area of approximately 2,759 sq ft (excluding the conservatory and garage), this property offers substantial space, superb presentation, and a rare opportunity to secure a family home in one of Poole's most desirable coastal settings.





Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

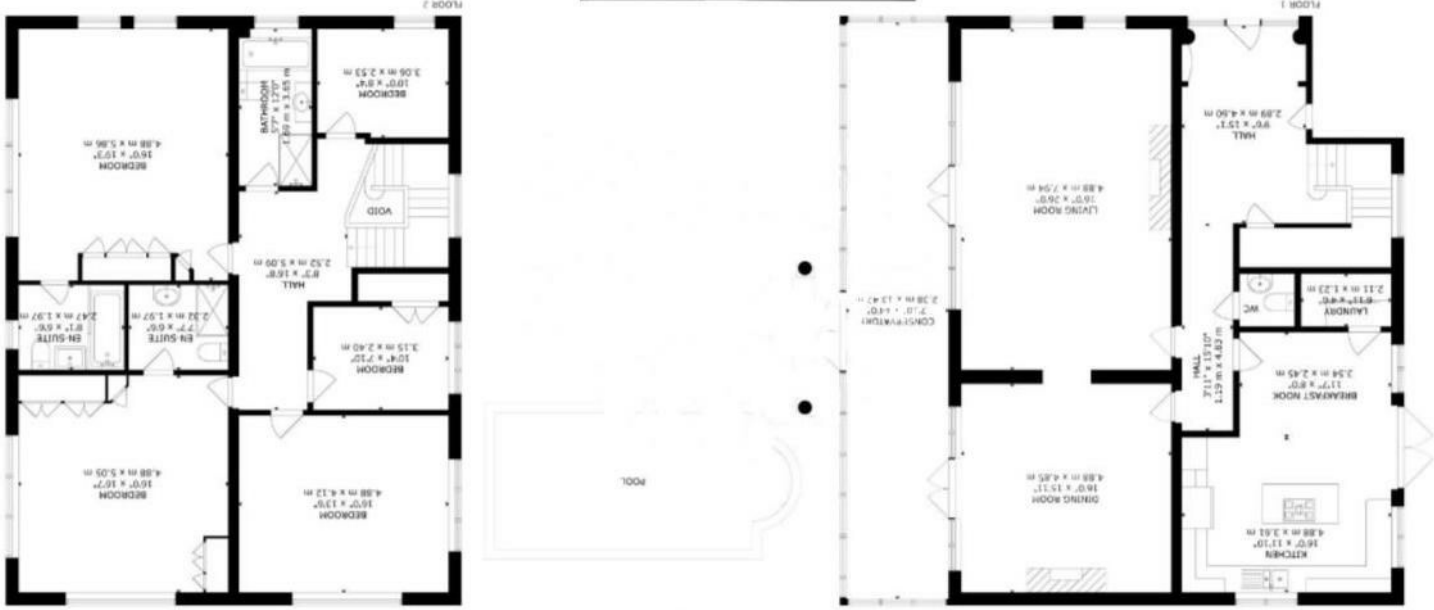
www.keydrummond.com

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Minimum
Energy efficiency class - lower energy code	67
Energy efficiency class - lower energy code	80

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Minimum
Net environmental impact - lower CO ₂ emissions	11-20
Net environmental impact - lower CO ₂ emissions	21-30
Net environmental impact - lower CO ₂ emissions	31-40
Net environmental impact - lower CO ₂ emissions	41-50
Net environmental impact - lower CO ₂ emissions	51-60
Net environmental impact - lower CO ₂ emissions	61-70
Net environmental impact - lower CO ₂ emissions	71-80
Net environmental impact - lower CO ₂ emissions	81-90
Net environmental impact - lower CO ₂ emissions	91-100

THE AVENUE, POOLE



GROSS INTERNAL AREA
FLOOR 1: 1356 sq.ft, 126 m², FLOOR 2: 1403 sq.ft, 130 m²
EXCLUDED AREAS: CONSERVATORY: 343 sq.ft, 32 m²
TOTAL: 2759 sq.ft, 256 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

EXCLUDING GARAGE: 539sq.ft, 50m²

GARAGE
24'3" x 22'2"
7.39 m x 6.72 m