£1,695,000

11A Buccleuch Road, Branksome Park, Poole, BH13 6LB

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

11A

Buccleuch Road, Branksome Park, Poole, BH13 6LB

Stunning four-bedroom Saunders bungalow in a prime Branksome Park location, set on prestigious Buccleuch Road with an elevated outlook over Branksome Chine. Bright, spacious interiors, two bathrooms, elegant living spaces, private gardens, and a double garage make this a rare and desirable home just moments from beautiful woodland walks and the coast.

- FANTASTIC LOCATION
- HUGE POTENTIAL
- FOUR BEDROOMS
- BEAUTIFUL PLOT OF NEARLY HALF AN ACRE
- DOUBLE GARAGE
- CLOSE TO BRANKSOME CHINE

Local Authority **BCP**, Tax Band **H**, Tenure: **Freehold**

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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 description

Situated in one of Branksome Park's most prestigious and sought-after roads, this impressive Saunders bungalow on Buccleuch Road offers an exceptional combination of space, light, and privacy. Occupying an elevated position, the property enjoys a delightful outlook across the beautiful Branksome Chine, creating a tranquil and leafy setting.

The accommodation is both bright and generously proportioned throughout, with large windows allowing an abundance of natural light to flood the interior, enhancing the sense of space. The property comprises four well-sized bedrooms and two bathrooms, providing flexible living arrangements ideal for families or those seeking lateral living.

A spacious and inviting lounge forms the heart of the home, complemented by a separate dining room, perfectly suited to both everyday living and entertaining. The kitchen is well-appointed and connects conveniently to a separate utility room, offering practicality alongside comfort. Externally, the property benefits from established gardens, providing a high degree of privacy and a wonderful space to relax and enjoy the surrounding greenery. A double garage offers ample parking and storage, while additional features include a garden WC and a dedicated boiler room.

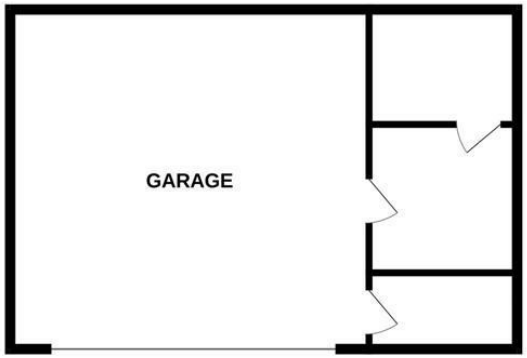
This superb bungalow represents a rare opportunity to acquire a bright and spacious home in a prime Branksome Park location, just moments from the scenic walks of Branksome Chine and within easy reach of the area's renowned beaches and amenities.

Outside

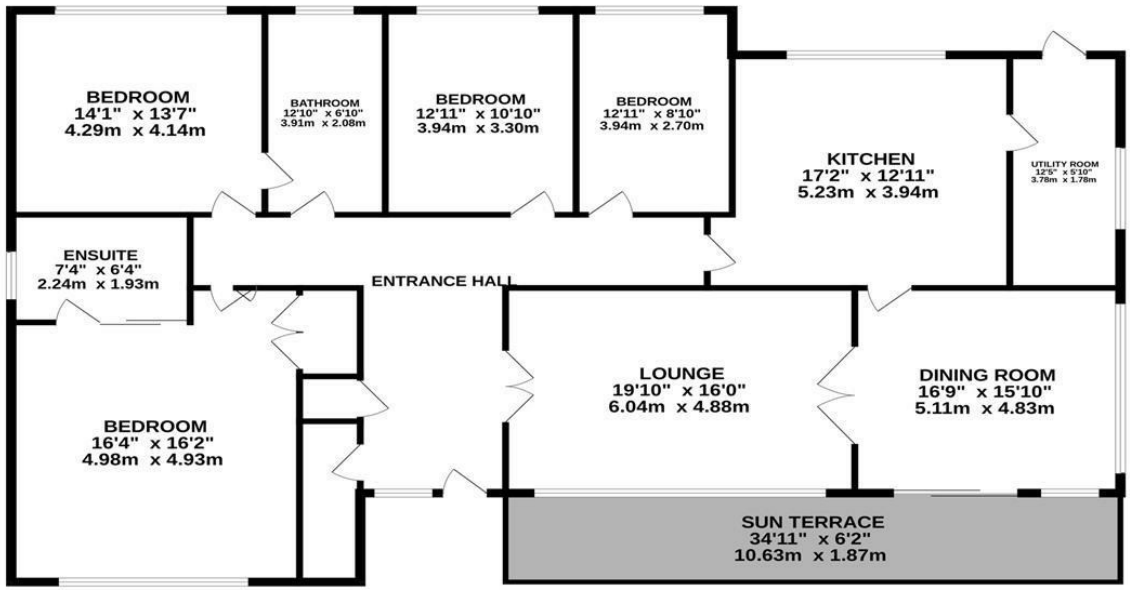
The property is approached via double gates to a tarmac driveway with garden either side, leading up to the bungalow. At the top of the driveway there is parking and turning space along with access to the double garage.

The plot is approximately 0.41 of an acre and is laid mainly to lawn. there is gated access to the rear gardens to both sides of the bungalow which lead to a walled garden which benefits from a large lawn and patio area along with flower and shrub borders.

LOWER GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



GROUND FLOOR
2131 sq.ft. (198.0 sq.m.) approx.



TOTAL FLOOR AREA : 2687 sq.ft. (249.6 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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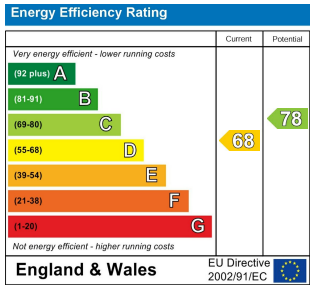

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