



*£2,350,000*

Wick Cottage, 17 Dover Road, Branksome Park, Poole, BH13 6DZ



# Wick Cottage, 17

Dover Road, Branksome Park, Poole, BH13 6DZ

**\*\*STUNNING CHARACTER HOME\*\*** a meticulously updated period home, with beautiful interior styling, OUTDOOR SWIMMING POOL and set within delightful grounds. The property offers both seclusion and convenience in the desirable location of Branksome Park. **\*\*NO CHAIN\*\***

- SUPERB CHARACTER HOME
- 100M FROM BRANKSOME CHINE
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- SWIMMING POOL
- LOCATED IN PRIVATE ROAD
- ELECTRONIC ENTRANCE GATES
- EXCEPTIONALLY WELL PRESENTED

Local Authority bcp, Tax Band H, Tenure: Freehold



## Property Comprises

Wick Cottage is located within over three quarters of an acre of landscaped grounds and is positioned in the popular conservation area of Branksome Park in an exclusive private road. The property is completely secluded and offers total privacy, being well set back from the road and approached via substantial electronically operated gates and a long private driveway.

This beautiful detached character house has been lovingly modernised over the years and boasts stylish contemporary interiors, whilst still retaining many character features.

A warm and inviting family house in excess of 3,000 sq ft, completely equipped to today's modern living, with several of the beautifully proportioned reception rooms opening out on to the paved sun patio and outdoor swimming pool. The property also benefits from landscaped mature gardens giving the impression the property is in a rural setting and yet the house is in a superbly accessible and convenient location.

The superb accommodation is arranged over just two floors. There are three reception rooms in total, comprising a sitting room, dining room and snug room. The pool house has doors opening onto the paved patio surrounding the totally secluded swimming pool. The well equipped kitchen features an inspired use of colour to match a splendid 'Aga' cooker and is open onto the dining area. There is a library/reading room that could easily serve as an additional bedroom with an adjacent shower room. The utility and cloakroom complete the ground floor accommodation.

There are four/five bedrooms, including an impressive principle suite with a cathedral vaulted ceiling, separate dressing room and wet room. There are three further bedrooms on the first floor, one with its own luxurious en suite shower room, and a stunning family bathroom with a free standing bath that serves bedrooms three and four.







## *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



Approximate Area = 301 sq m / 3240 sq ft (Excluding Carport)  
 Including Limited Use Area (0.3 sq m / 3 sq ft)  
 For identification only. Not to scale.  
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Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

