



14 Burton Road, Branksome Park, Poole BH13 6DU
Asking Price £1,350,000 Freehold





****STUNNING PLOT** A THREE BEDROOM CHARACTER COACH HOUSE** positioned on 0.7 of AN ACRE, set on PRIVATE, MATURE and WELL LANDSCAPED gardens. The property boasts GARAGING for FIVE VEHICLES, a SPACIOUS IN AND OUT DRIVEWAY & set behind ELECTRIC GATES.

- SET ON 0.7 OF AN ACRE
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- SET BEHIND ELECTRIC GATES
- FULL OF CHARACTER
- WELL LANDSCAPED GARDENS
- GARAGING FOR FIVE VEHICLES PLUS A SPACIOUS DRIVEWAY
- POSSIBILITY TO EXTEND (STPP)
- SOUTH WEST FACING
- IDEAL FAMILY HOME OR LOCK UP AND LEAVE

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

The Chase sits on 0.7 of an acre of wonderfully landscaped grounds and is positioned within the popular conservation area of Branksome Park. The property itself is completely secluded and offers total privacy, set well back from Burton Road and approached via electronically operated gates and an impressive carriage driveway.

This beautiful detached home is bright and spacious throughout and has been fully modernised by the current owners, whilst retaining much of its original character both internally and externally.

Warm and inviting this attractive house extends to over 2,200 sq ft of internal accommodation, completely equipped for modern living and arranged over just two floors.

On the ground floor there are three reception rooms, comprising a lounge, dining room and sun room/conservatory, modern kitchen breakfast room, double bedroom with en-suite, separate utility room and downstairs W/C.

On the first floor there are two further bedrooms, including the principle suite with a separate dressing area and en suite shower room. The second bedroom is extremely spacious with its own en suite shower room and ample space for wardrobes.

The impressive grounds are a particular feature of the property, the secluded level and south-westerly garden enjoys sunshine throughout the day making it the perfect spot for entertaining and family life. There is an abundance of off road parking and garaging for up to five vehicles within the triple garage and a double tandem garage. Within the garage is an additional shower room and sauna.



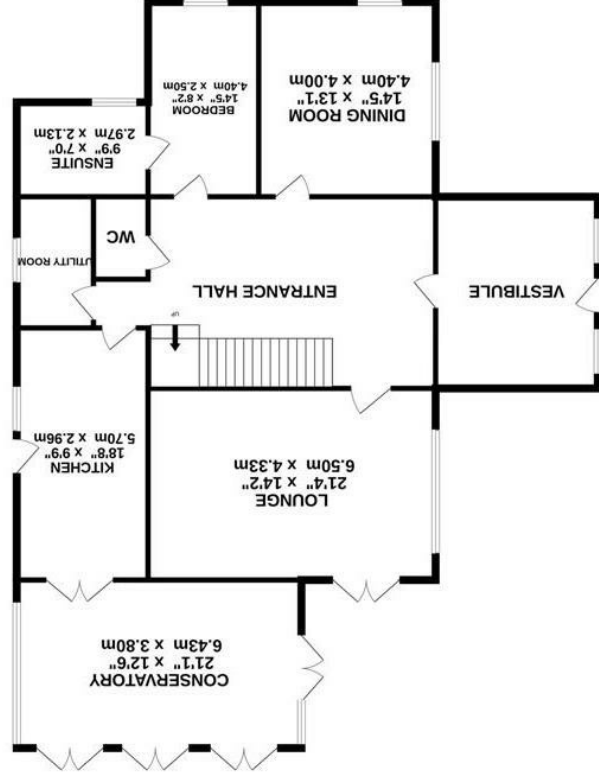


Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

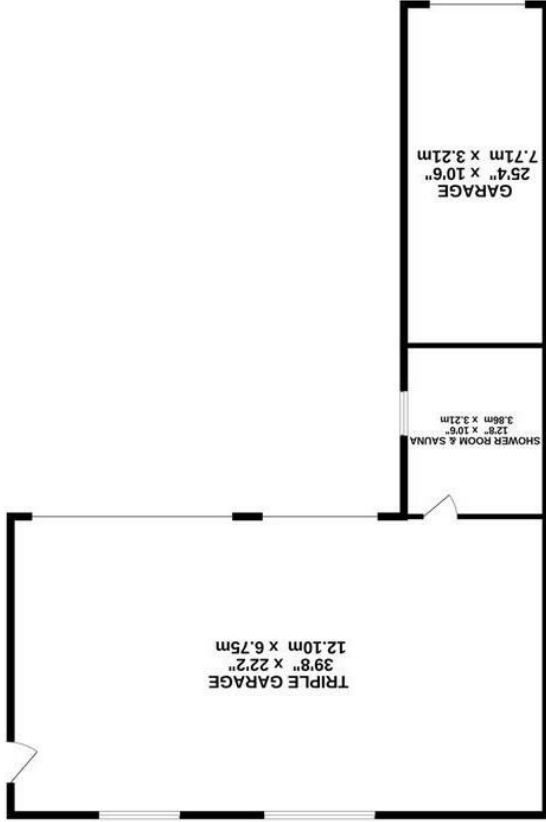
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GROUND FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



2ND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.

TOTAL FLOOR AREA : 3745 sq.ft. (347.9 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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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	England & Wales
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
100-120	100-120
120-135	120-135
135-150	135-150
150-170	150-170
170-190	170-190
190-215	190-215
215-235	215-235
235-255	235-255
255-275	255-275
275-295	275-295
295-310	295-310
310-320	310-320
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