

6 Clieveden  
36 The Avenue  
Branksome Park, Poole, Dorset  
BH13 6HL





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*Guide price £625,000*

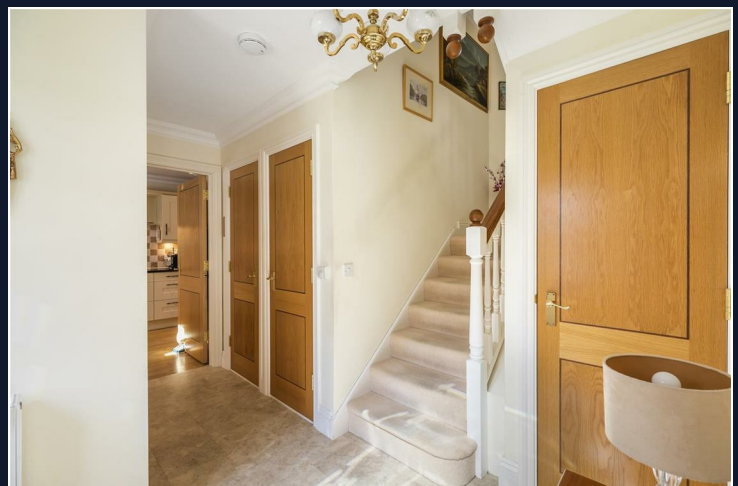
Set within a charming and peaceful courtyard, this well-proportioned four bedroom mews house presents a superb opportunity to acquire a beautifully presented coastal residence. Ideally located moments from the golden sands of Branksome Chine Beach and the vibrant amenities of Westbourne.

*Summary of Accommodation*

Delightful courtyard setting within exclusive development  
Moments from Branksome Chine beach and Westbourne village

Built by highly regarded local developer Whitelock  
Spacious and flexible accommodation over three floors

Four en-suite bedrooms with fitted storage  
Private rear garden with attractive green outlook  
Designated carport and additional parking space  
Approximately 1,541 sq ft







This attractive mews house enjoys a peaceful position around a beautifully maintained central courtyard.

On entering the home, a welcoming hallway gives an immediate sense of space and light, enhanced by practical storage cupboards. The well appointed kitchen is fitted with a range of modern units and integral appliances, with a separate utility room.

The generous lounge enjoys garden views and direct access via French doors to the rear terrace - ideal for relaxing or entertaining. A guest cloakroom completes the ground floor.

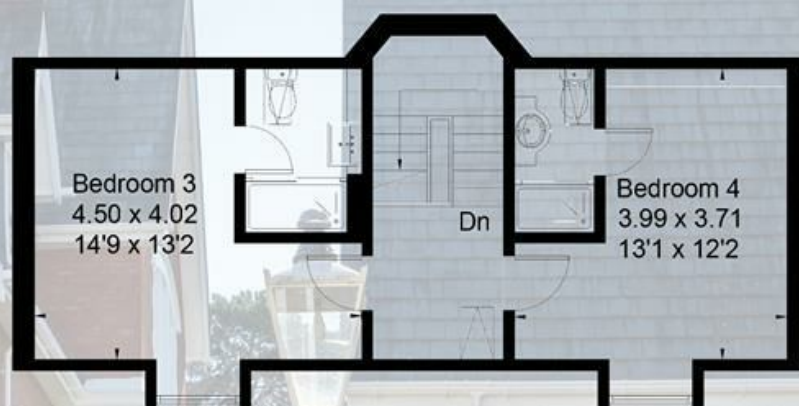
The first floor offers two sizeable double bedrooms, each with en-suite facilities and fitted wardrobes. The second floor provides a further two en-suite bedrooms, allowing for flexible living arrangements - ideal for families or visiting guests.

Externally the property features a private rear paved garden with mature, landscaped borders and a tranquil outlook. Parking includes a carport, additional allocated space and ample visitor parking.

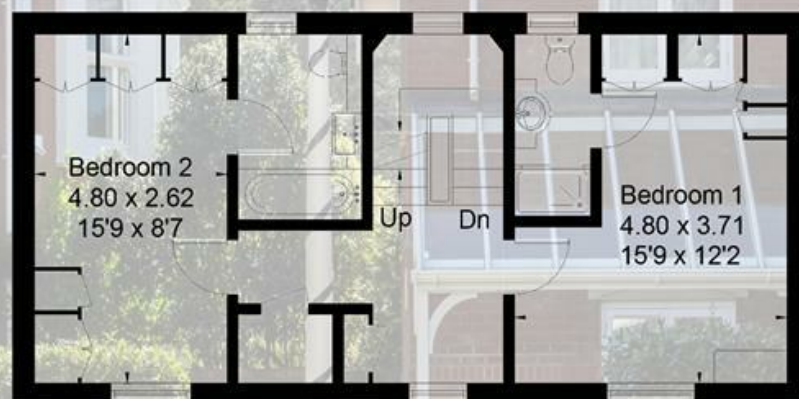
Cliveden sits in a prime position on the sought-after south coast. Regular rail services connect to London Waterloo in under 2 hours, making this an ideal base for commuters or those seeking weekend escapes.



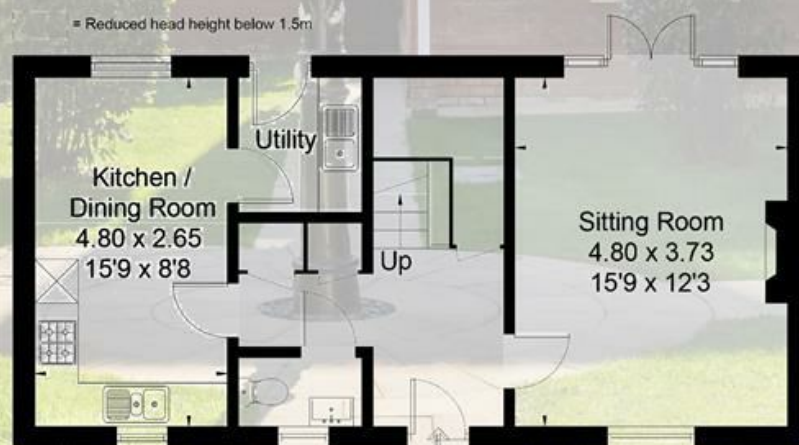




Second Floor



First Floor



Ground Floor

## Lloyds Property Group

PROPERTY NAME

6 Clieveden

LOCATION

BH13 6HL

TOTAL FLOOR AREA

1541.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3641

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*