

23 Western Road

Branksome Park

Poole, Dorset

BH13 7BQ



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Offers in the region of £1,400,000

Spring Lodge is an incredibly unique opportunity situated on the highly desirable Western Road, originally built circa 1890. Perfectly positioned only moments away from Branksome Chine which provides a scenic wooded walk down to the pristine beach of Branksome. The property sits on a very generous plot which extends to approximately 0.7 acres and offers exciting development potential (STPP). Opportunities of this magnitude rarely become available so viewings are highly recommended to fully appreciate this rare offering.

Summary of Accommodation

0.7 acre plot

Charming character features throughout

Extremely sought after location in Branksome Park

Spacious accommodation with scope to extend (STPP)

Secluded plot with lawns, magical woodland garden and large driveway

Prestigious location, only 1200m walk down the Chine to Branksome Beach

Outbuildings include double garage, single garage with workshop and summer house

No forward chain





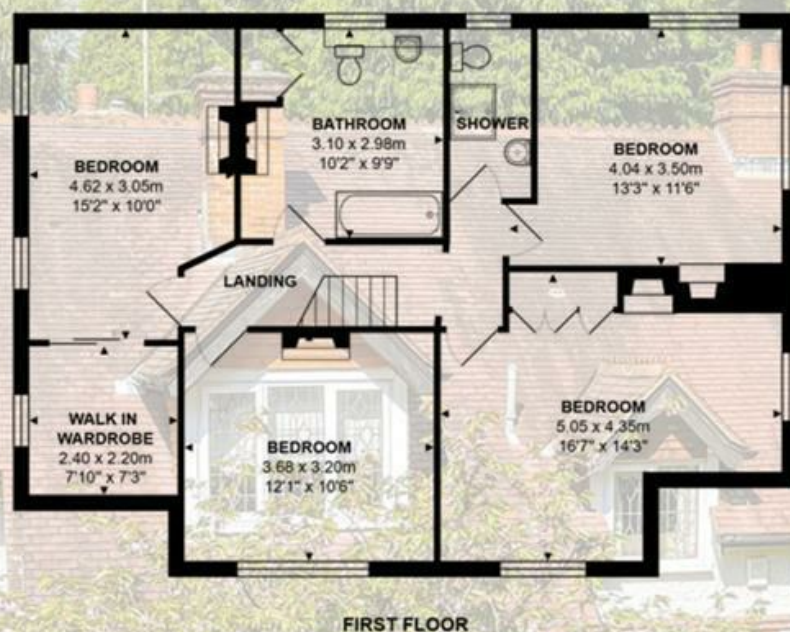
Spring Lodge currently offers a versatile layout with three reception rooms arranged around a central kitchen on the ground floor, guest wc, four double bedrooms and two bathrooms on the first floor.

The oldest part of the property dates back to the 1800s and throughout there are beautiful fireplaces, exposed beams and other original features that add a wonderful sense of history and character.

Outside the extensive grounds wrap around the home with attractive planting, a pond, various lawns and patio areas and a magical woodland as well as a large driveway area in front of the garaging. There are substantial outbuildings including a double garage, single garage with mezzanine workshop and pretty summer house in the grounds.

Spring Lodge offers an exciting opportunity to further improve on the already truly captivating home and create something exceptional (STPP). With the added potential to create access via one of the country's most prestigious addresses, Mornish Road.

An outstanding opportunity that must be viewed to be fully appreciated.



Total Area: 170.5 m² ... 1836 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

23 Western Road

LOCATION

BH13 7BQ

TOTAL FLOOR AREA

1836.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3619

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