



4 Brackenhill
Branksome Park, Poole, BH13 6LT

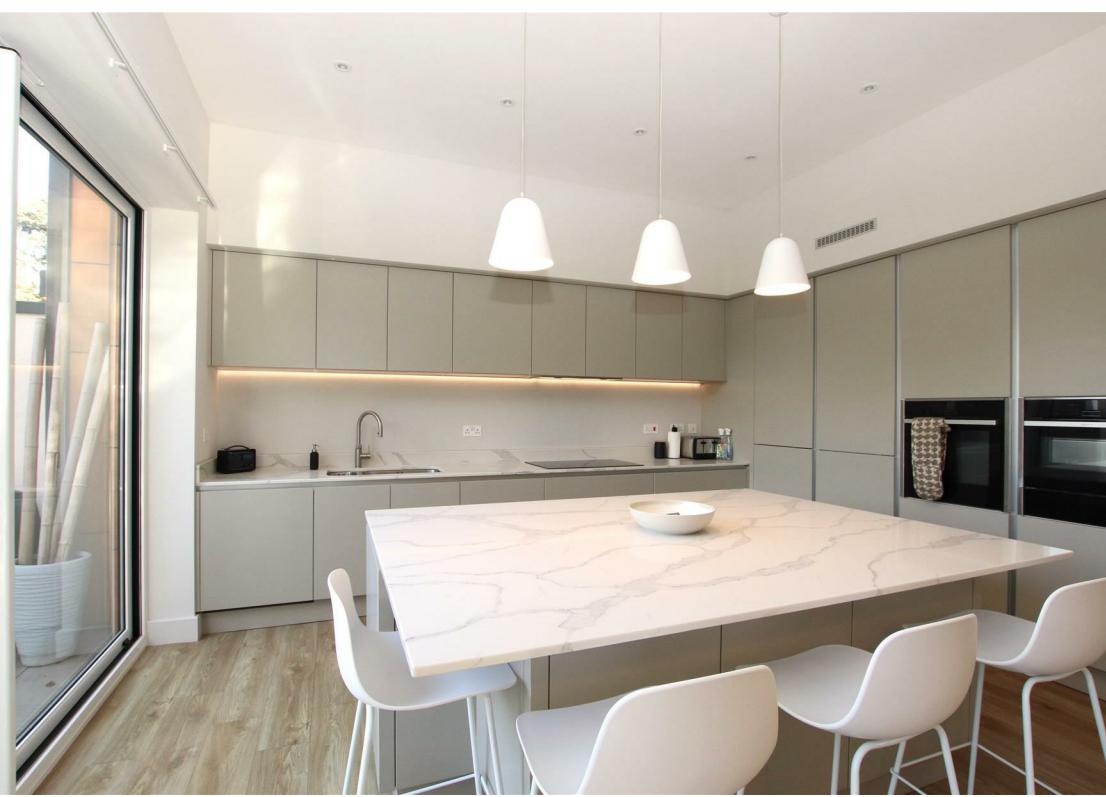
Asking price £1,999,950

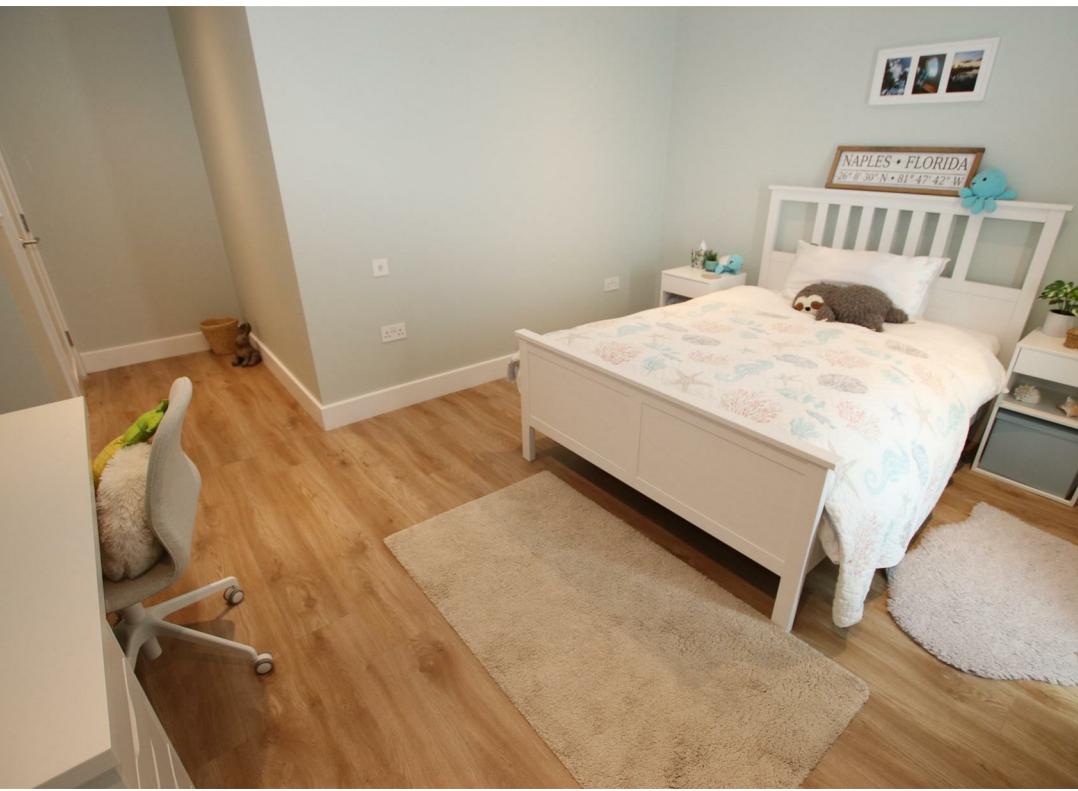


4 Brackenhill

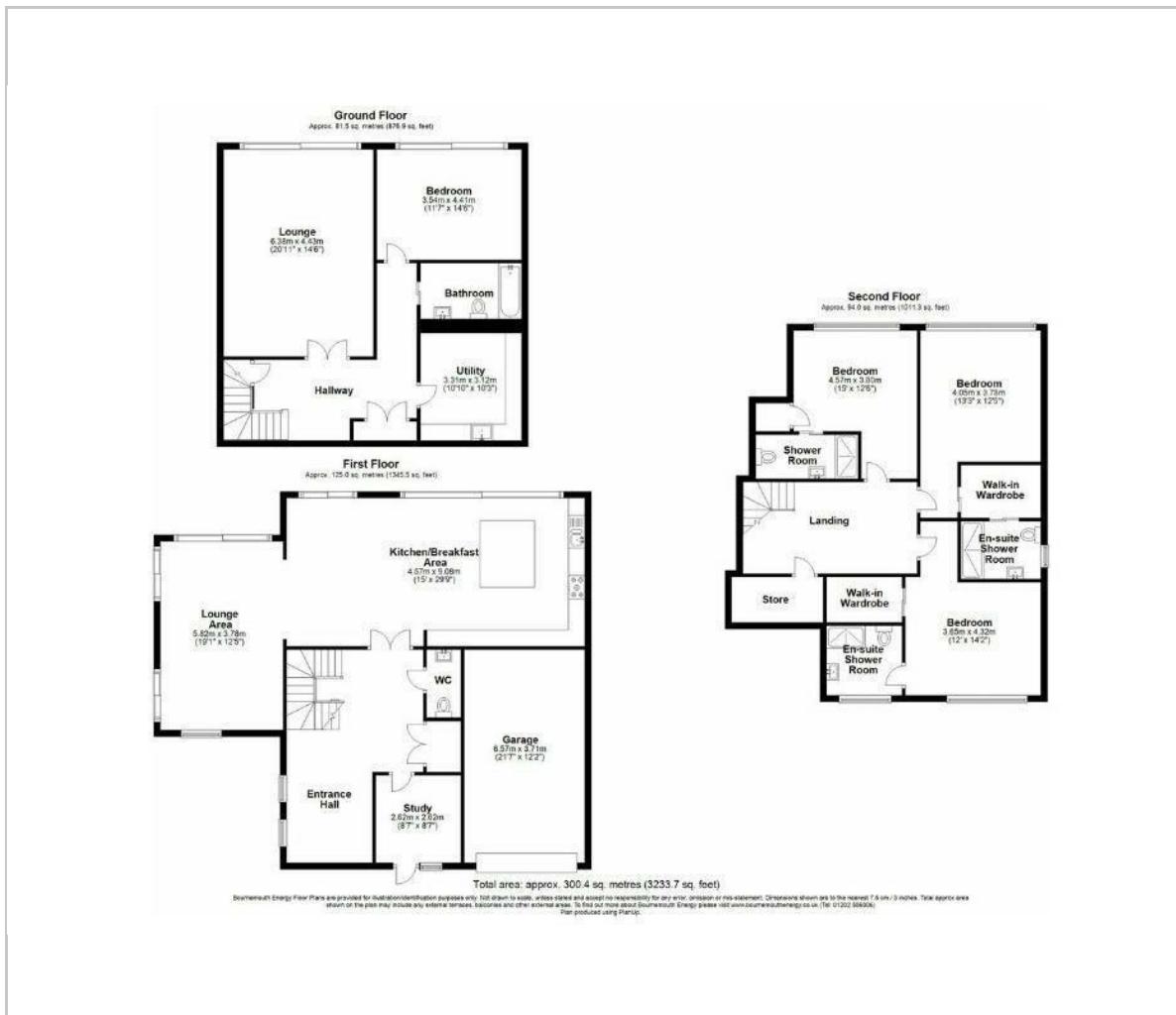
Branksome Park, Poole, BH13 6LT

- Location: Nestled in a serene cul-de-sac, just a leisurely stroll from the fabulous Branksome Chine Beach
- Design: Crafted by the esteemed David James Architects, spanning 3,300 sq ft over three levels
- Ground Floor:
 - Expansive open-plan living space seamlessly connects to an elevated terrace, flooded with natural light
 - Stylish kitchen with a central island, merging effortlessly with dining and living areas
 - Chic home office/snug and a convenient WC tucked away for privacy
- Lower Ground Floor:
 - Versatile garden room, guest bedroom with garden access, luxurious bathroom, and a practical utility room
- First Floor:
 - Three en-suite bedrooms boasting panoramic treetop views through full-height windows
 - Principal bedroom featuring a lavish en-suite and a built-in dressing room, while the second bedroom boasts a walk-in wardrobe
- Outdoor Haven:
 - Split into two sections, one basks in sunlight all day and hosts a generous swim spa pool
 - Descend steps to discover a beautifully landscaped lawned area
- Luxury Extras:
 - Solar energy with 3.1kw solar panels, revel in underfloor heating, and enjoy Amtico flooring throughout
 - Keep vehicles safe in the integral garage with electric automation and a block paviour driveway
 - Secure gated area for boat storage adds an element of exclusivity
- Convenience Re-defined: Effortless access to Westbourne and its shops and cafes, Canford Cliffs village, and Branksome train station - direct to London Waterloo





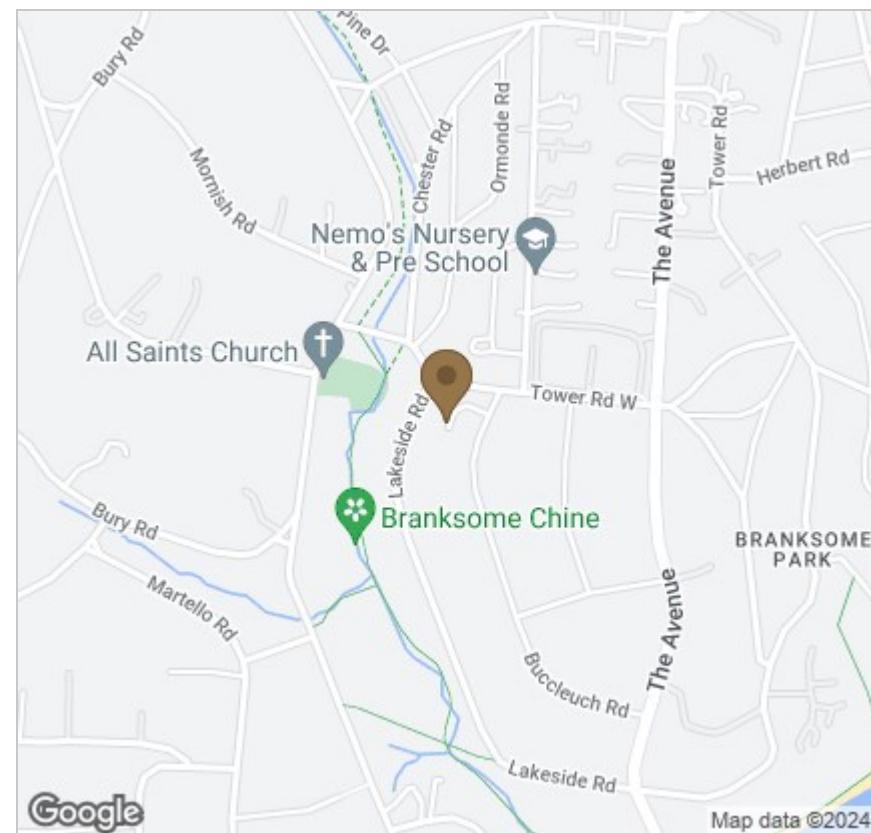
Floor Plan



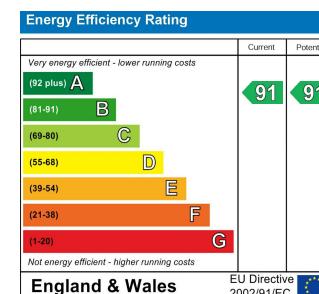
Viewing

Please contact our StQ Property Group Office on 01202877123
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.