

FOR SALE

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



PHILIPPA SOLE



£699,000

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Perfect main or second home

0.6 miles to the beach

2 allocated parking spaces

Private south facing garden

4 enSuites

Beautifully presented throughout

Vendor suited

Exclusive development

Council Tax Band F - £2,958.57

Maintenance £3,706 per annum

Freehold

[Click here for virtual tour](#)

## About this property

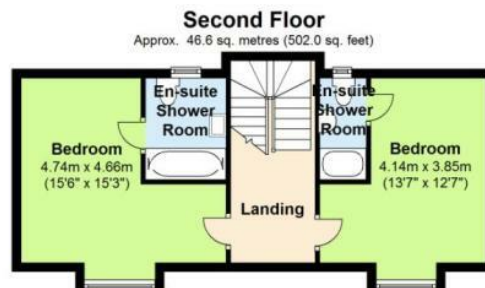
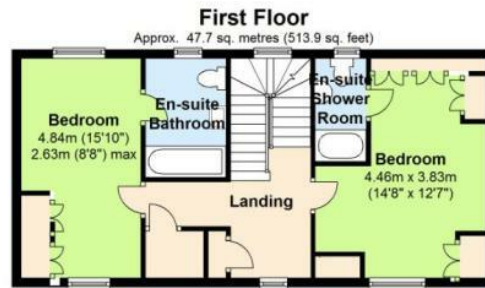
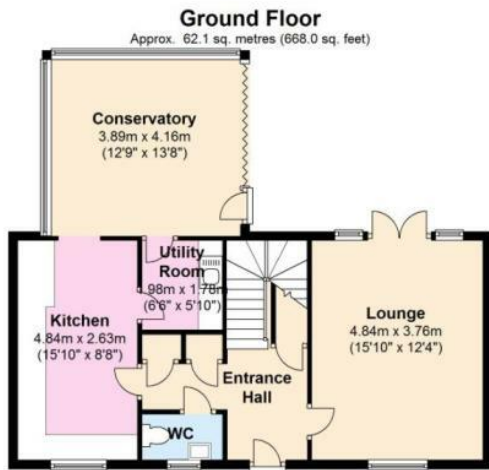
A beautifully presented, four bedroom (all ensuite) town house located in a secure and spacious courtyard development, boasting a landscaped south facing garden and two covered allocated parking spaces. Located just (0.6 miles) from the beach and Westbourne village, making it an ideal permanent or second home.

Set back from the road this bright and spacious townhouse is located in an exclusive courtyard development. The welcoming kitchen breakfast room benefits from a double aspect overlooking the courtyard and rear garden. Comprehensively designed with traditional shaker units, granite worktops and a range of integral appliances. A useful utility room provides additional storage and houses the washing machine and tumble dryer. Open to the kitchen is a modern conservatory which is the hub of the house during the day. Complemented by under floor heating. It makes an ideal dining room and additional reception room, where you can enjoy the beautifully landscaped gardens all year round. The more formal sitting room also double aspect and enjoys direct access via double doors into the garden. In addition, on the ground floor is a modern cloakroom and two large storage cupboards. A turned staircase leads to the first floor. The principal bedroom has the benefit of an en-suite shower room and a fabulous range of fitted furniture, with built-in floor-to-ceiling wardrobes, incorporating hanging and shelving space. Adjacent is the second bedroom which also has the benefit of an en-suite shower room. A further turned staircase leads to the top floor where there are two additional bedrooms, both ensuite. The house has been recently redecorated and it's presented in excellent order and benefits from gas fire central heating and double glazing. The private south facing garden is a particular feature of this home. Designed for easy maintenance with synthetic grass, attractive, orders and attractive fencing. Two allocated covered parking spaces are located in front of the courtyard.

## Location

Located on the prestigious Avenue in Branksome Park, Clieveden is a pretty courtyard development of town houses. Deceptively spacious and secure, perfect for either a permanent or holiday home. Its desirable location offers a level 800m walk to all the amenities of Westbourne Village, whilst in the other direction the award-winning beaches can be reached via off-road walk/cycle paths down through the wooded Chines - 1-1.5km away. The train station at Branksome is 5 mins taxi away and has a direct line into London Waterloo.





Total area: approx. 156.4 sq. metres (1683.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

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