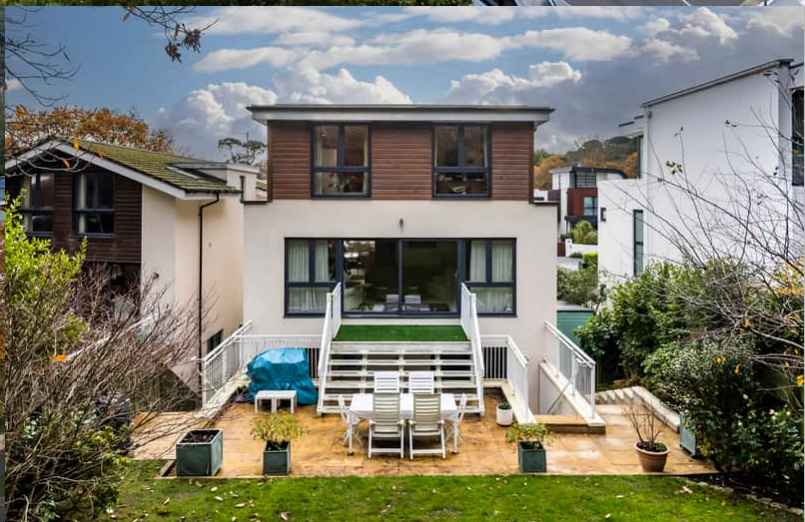


FOR SALE

4 Neptune House, Lakeside Road,  
Branksome Park, Poole, Dorset  
BH13 6LR



PHILIPPA SOLE





£1,795,000

200m from the beach

4 double bedrooms

3 ensembles

Family bathroom

Double garage

Underfloor heating

Band H - £3,896.48

Freehold

[Click here for virtual tour](#)

## About this property

Neptune House was built 12 years ago by the renowned Banner Homes. This contemporary 4 double bedroom home offers more than 3,400 sq.ft. of living space and sits behind electric gates 200m from Branksome Chine Beach.

A generous entrance hall with solid wood flooring welcomes you as you enter, and leads to a large kitchen / dining room featuring an extensive range of high gloss units complemented with granite worktops, double fridge freezers, double ovens, built-in microwave and coffee machine. A spacious island lends itself to being a sociable space to chat around, before taking your place at the adjacent dining table. Sliding patio doors give direct access to the rear patio area with stairs that lead to the garden. From the kitchen there is direct access to the utility room, with space for a washing machine and separate tumble dryer; an internal door leads through to the garage which is operated via an electric up and over door.

An impressive glass and oak staircase takes you up to the first floor which is given over almost entirely to an impressive entertaining area / living room offering a delightful double aspect; one which steps out onto a large south facing balcony whilst the other overlooks the landscaped gardens. The rear sliding patio doors step down to a paved terrace and level lawned garden beyond, bound by seasonal bushes and trees, with return steps down to the kitchen patio. A guest bedroom is also located on this floor with a fully tiled ensuite shower room. On the top floor is the main bedroom, which is extensively fitted with floor-to-ceiling wardrobes and a fully tiled ensuite bath and shower room, with twin basins and vanity unit. To the rear are two further bedrooms one ensuite, with the other having sole use of the family bathroom.

Outside there is parking for at least 3-4 cars on the large block paver driveway. Other features of the house include, underfloor heating throughout, sound system, ground floor cloakroom, irrigation system to the garden, and entry system on all levels.

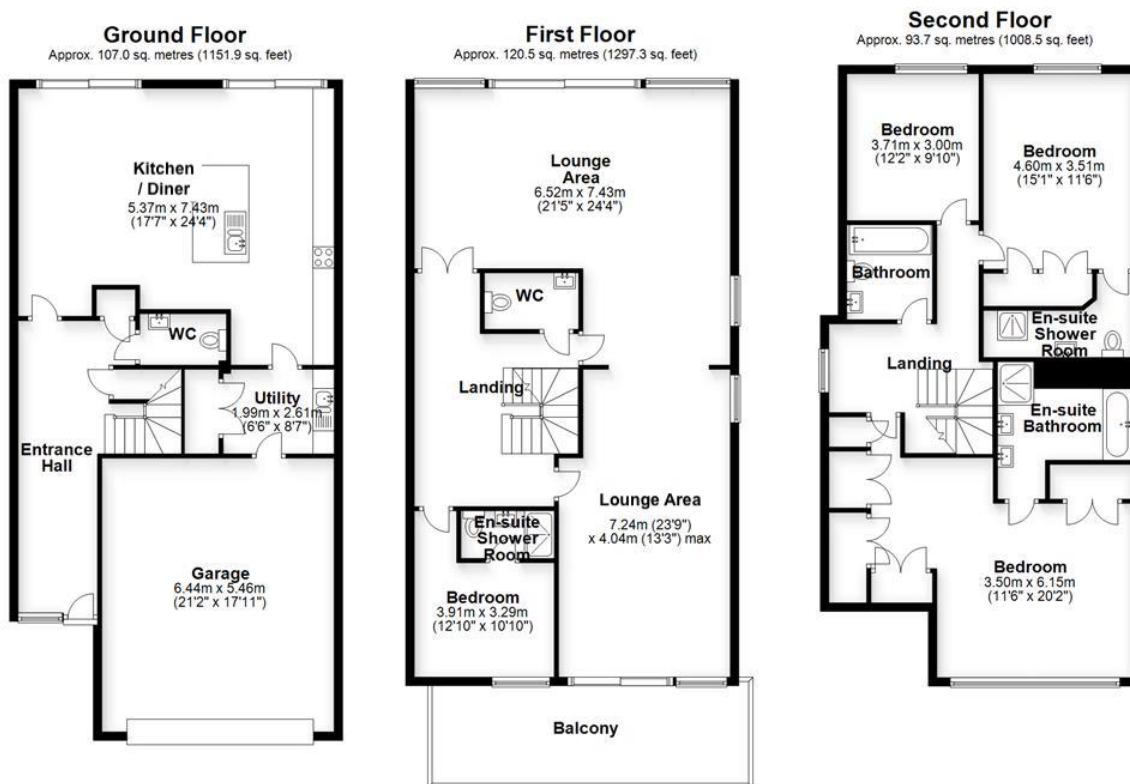
## Location

Located just off the prestigious Avenue in the heart of Branksome Park, Neptune House is located within easy walking distance of the beaches at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach as is the local train station at Branksome, providing a direct line into London Waterloo in approx. 2 hours.









Total area: approx. 321.2 sq. metres (3457.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		81	85
EU Directive 2002/91/EC			

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