

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



10 PINWOOD ROAD, BRANKSOME PARK, POOLE,
DORSET, BH13 6JS



£ 3 , 9 5 0 P C M

Character detached property

400m to Branksome Dene Beach

High specification throughout

5 bedrooms, 4 bathrooms

Luxury master suite

Open plan living space

Underfloor heating

Integrated audio system

Council Band G - £2,643

ABOUT THIS PROPERTY

A wonderful detached character property in a superb location, just 400m from the beaches at Branksome Dene. This home has been refurbished to a high specification throughout and features five bedrooms including a luxury master suite, four bathrooms, open plan living space and beautifully landscaped gardens.

This impressive house sits in a prime position, where the beaches of Branksome Chine and villages of Canford Cliffs and Westbourne are within easy reach. The spacious ground floor accommodation comprises of an entrance hall which leads into a magnificent open plan kitchen breakfast room with a vaulted ceiling and double doors opening onto the landscaped garden. There is a lounge/dining room with a corner bay window and separate family room as well as a useful utility room and study. The master suite boasts a private dressing room and luxury bathroom with two of the four further bedrooms benefiting from en-suite shower rooms. There is also an additional family bathroom on the first floor.

The high specification of this property is evident throughout with features such as underfloor heating in the family room and all bathrooms as well as a fully integrated audio system with ceiling speakers. Outside, the property is accessed through a secure gated entry system where there is a garage and plentiful off road parking.

LOCATION

Located in prestigious Branksome Park, the property is just 400m from the beach and within easy access of the shops, cafes and restaurants of both Canford Cliffs and Westbourne. Parkstone golf club is a short distance away and there are many local marinas close by. The nearest railway station at Branksome offers direct links into London Waterloo in under 2 hours.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	72	73
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
VAT Number: 289586706