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**Western Road, Branksome Park,  
Poole, BH13 7BW**



# Western Road, Branksome Park, Poole, BH13 7BW Freehold Price £4,750,000

A magnificent 1930s Gentleman's residence which has only had two owners since it was originally constructed. The present occupiers have been there for around 17 years and have extensively refurbished and extended the property to an exacting standard. This lovely home sits on a southerly plot of approximately 0.9 acre and is extremely secluded, with the rear boundary backing directly onto Branksome Chine, where there is a beautiful walk straight down to the award winning sandy beach. Much character has been retained and added within the accommodation, including many curved bays, a sweeping stairway, stained glass windows, Art Deco style doors and fireplace and substantial decorative coving.

The living space is extremely versatile with five reception rooms as well as a fabulous kitchen/dining/family room which forms the heart of the home. The Harvey Jones kitchen not only has a splendid Aga cooker but also two Miele ovens, two tall fridges and a dishwasher, all integrated into extensive storage units, a magnificent granite island unit and a walk-in pantry.

There is a dual aspect master suite which has fitted wardrobes as well as a walk in wardrobe and beautiful Villeroy and Boch ensuite bathroom. There are three other ensuite bedrooms on the first floor, as well as two bedrooms on the second floor with their own bathroom. One of these bedrooms is currently used as a sitting room and has a balcony overlooking the rear garden. The property is approached by wrought iron electric gates and has generous frontage providing extensive parking leading to an open double carport. The rear garden has a flagstone sun terrace leading onto a large level lawn interspersed with delightful mature trees and surrounded by foliage affording privacy and tranquillity.

Branksome Park is one of the most prestigious residential areas on the South Coast covering around 360 acres with homes dating from the Victorian era all the way up to brand new super homes. Many of the character properties have given way to contemporary new residences so it's lovely to see an original home having been so carefully extended and remodelled.



- Magnificent 1930s Gentleman's residence, with only two owners since originally constructed.
- Superbly extended and refurbished by the present owners fusing character features with contemporary design
- Approximately 0.9 acre secluded southerly plot backing directly onto Branksome Chine, which in turn leads to the sandy bathing beach.
- Six spacious double bedrooms, five luxurious bathrooms (four ensuite) including a wonderful master with walk-in wardrobe and Villeroy and Boch bathroom, decoratively concealed radiators, and contemporary heated towel rails
- Five versatile reception rooms with a variety of feature windows. Wood floors or porcelain tiled floors throughout the property.
- Gas central heating via Antique style chrome radiators, extensive double glazing in original character style timber frames, pressurised hot water system with twin tanks.
- Outstanding kitchen/family/dining room forming the heart of the house.
- Electric gates leading to generous driveway and double carport, space for double garage (subject to relevant planning permission)

Canford Cliffs Village 0.4 mile; Bournemouth Town Centre within 4 miles; Westbourne shopping area within 1.4 miles; Poole Town Centre 3.5 miles; Bournemouth International Airport 9 miles; Southampton 35 miles; London 110 miles.

COUNCIL TAX BAND: G

EPC RATING: D

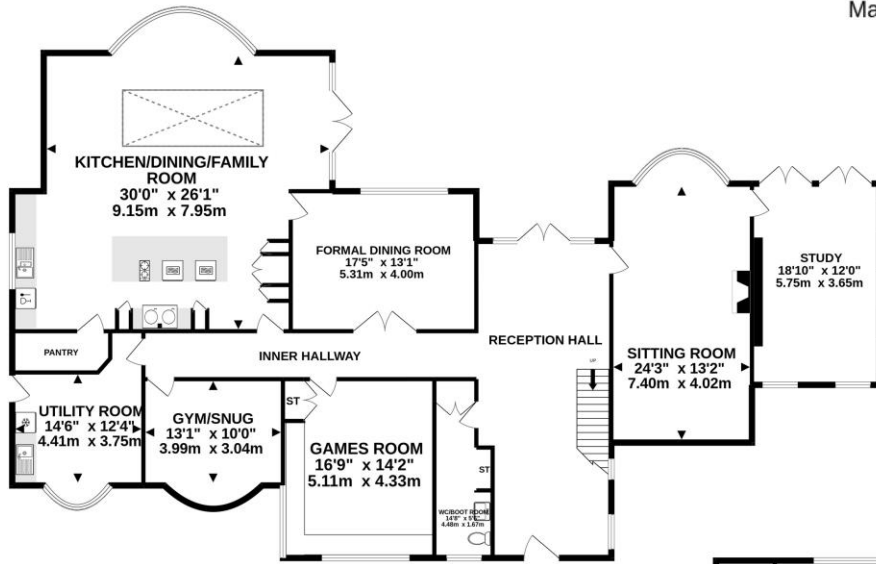




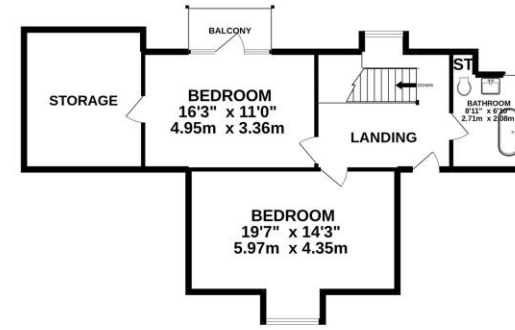
**TOTAL FLOOR AREA : 5760 sq.ft. (535.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

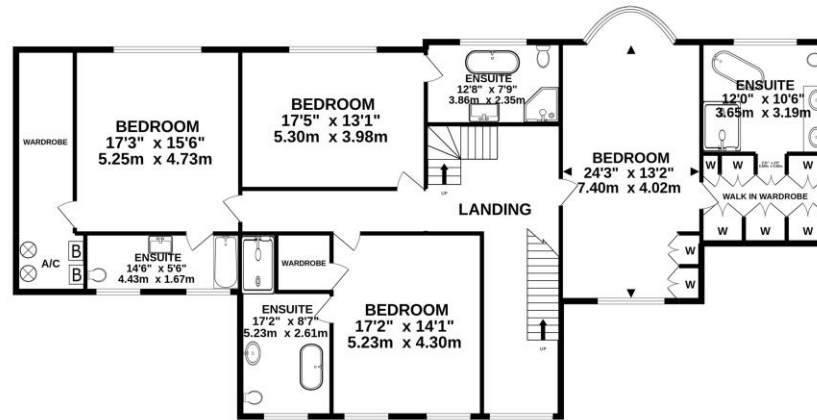
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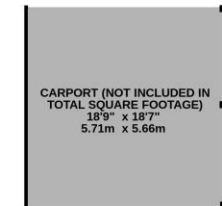
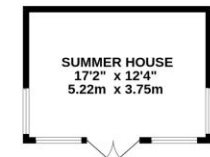
GROUND FLOOR  
2658 sq.ft. (247.0 sq.m.) approx.



2ND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
2083 sq.ft. (193.5 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITIONS  
210 sq.ft. (19.6 sq.m.) approx.





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