

FOR SALE

Cairnton, 52, The Avenue,  
Branksome Park, Poole, Dorset  
BH13 6LL



PHILIPPA SOLE





Offers over £3,800,000

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1920s Arts & Crafts Gem

Less than 500m from award-winning Beach

Stunning Smallbone designer kitchen + separate catering kitchen

Summer & winter dining rooms

Wrap around garden + hot tub

State of the art Media Room

Self contained Annex above double garage

Large corner plot with two gated driveways

Freehold

## About this property

Approx 5 mins walk from Branksome Chine Beach is this beautiful Arts & Crafts heritage residence occupying a prestigious corner plot with two gated entrances. Cairnton is a stunning home combining traditional timeless features and modern day styling. The current owners have undertaken a no-expense-spared programme of work throughout the property taking it to the next level of luxury.

Arriving through the main gated entrance, you're treated to a sense of delight at this pretty and impressive home. A spacious entrance hall presents you with a sense of the property's magnificent detail, including a seamless Polyurethane floor throughout the central ground floor, zoned by authentic Crittall Windows & Doors, giving an open yet practical use of the spaces. To the right of the entrance is a spacious living room complemented by wood flooring and a wall of mullion windows drawing in the morning sun. Adjacent is a luxury state-of-the-art Media room with a 4K ceiling projector, drop down screen and full surround sound.

As the hallway draws you through to the west side of the house, you can't help but run your hand over the impressive and skilfully crafted black walnut & copper spindle 'secondary' staircase. Turning into the main kitchen area, the summer dining room at the rear of the property features 2-sides of bi-fold doors that open onto the garden patio giving both inside and alfresco dining options. The super stylish artisan Smallbone kitchen is true to its promise "Born from Passion, defined by Craft" and presents a mix of visually and tactilely pleasing finishes - all uniquely different but together a perfect blend. The talent for interior design continues through another set of Crittall doors into the 'winter' dining room, which is open plan with a second lounge. Sofas feature around a fireplace showcasing stained glass windows either side, perfect for retiring to after dinner. Two sets of doors lead directly out onto the south side of the garden giving lovely green vistas as you dine and relax. A separate catering kitchen, utility room, downstairs shower room and spacious office boasting a large bay window and original herringbone parquet floor, completes the ground floor.

Modern Regency paneling lines the main staircase to the upper two floors where there are 5 spacious bedroom suites, all featuring luxury furnishings and ensuite bathrooms. The principal bedroom and adjacent dressing room comprises a huge 42 sq.m. Textured wallpaper feature in this and many other rooms adding to the opulence of the home. An original 'staff' staircase leads up to a vaulted gallery / studio / games room running the full length of the house. Above the double garage is a separate living Annex with its own entrance, kitchenette and bathroom. Please note there is an additional Band A council tax charge for the Annex.







## Location

The Avenue is one of the most historic roads in Branksome Park, originally forming the driveway to the renowned Branksome Towers Hotel and the 12-mile stretch of golden sands. Its tree-lined vista still remains and nowadays is the main route between the popular village of Westbourne (offering restaurants, pubs, boutique retail and an M&S Food hall) and the award-winning, blue-flag beaches. Branksome Chine Beach is less than 500m (approx. 5 mins walk) from the property and offers fabulous facilities with two dining options including Rockwater champagne & seafood bar, toilets, car park, RNLI lifeguard station and BBQs for public use. From this point, it's a dog-friendly beach to the east, and a dog-free beach to the west giving the best of all options.

Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate, due to being sheltered by the Isle of Wight and also its proximity to the Channel Islands. Poole Harbour's ferry terminal offers a year-round timetable or you can venture across the channel in your own vessel. There are numerous marinas and yacht clubs, as well as a host of water sports facilities to choose from. The area also has a developing arts scene, at the centre of which is The Lighthouse in Poole, home to the globally acclaimed Bournemouth Symphony Orchestra. The 18 hole Championship golf course at Parkstone Golf Club is a five minute drive away and the Isle of Purbecks links course offers stunning views over Poole Harbour and out to sea. London Waterloo is accessible in approx 2 hours from the local station at Branksome.





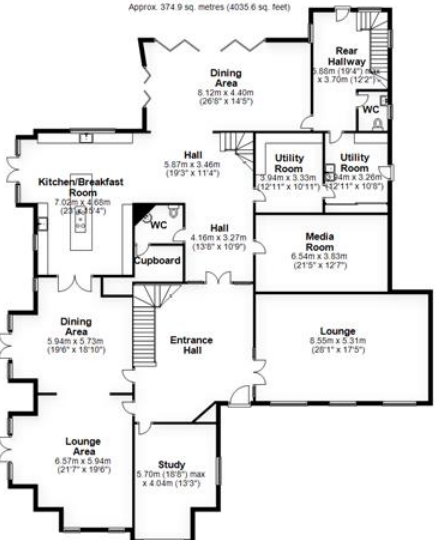




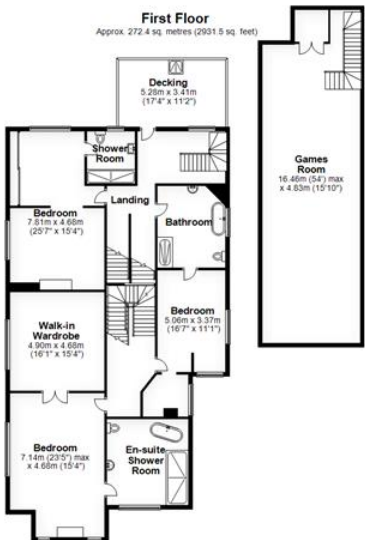
**Annexe Ground Floor**  
Approx. 65.3 sq. metres (698.0 sq. feet)



**Ground Floor**  
Approx. 374.9 sq. metres (4035.6 sq. feet)



**First Floor**  
Approx. 272.4 sq. metres (2931.5 sq. feet)



**Annexe First Floor**  
Approx. 54.6 sq. metres (587.7 sq. feet)



**Second Floor**  
Approx. 97.4 sq. metres (1048.2 sq. feet)



Total area: approx. 884.5 sq. metres (9521.0 sq. feet)

Roommunch 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 7.5mm (3/16 inches). Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Roommunch Energy please visit www.roommunchenergy.co.uk (08 11332 85000). Plan produced using PlanGiz.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	79
England, Scotland & Wales			
			EU Directive 2002/91/EC

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