

Cassel Avenue
Branksome Park BH13 6JD

Guide Price £1,500,000 Freehold





Property Summary

An imposing six-bedroom period home with substantial accommodation arranged over three floors. The property is positioned on one of the area's most sought-after roads and enjoys a very quiet location between the sandy beaches of Branksome Dene and the conveniences of Westbourne Village. Throughout the property presents character and charm and we feel the internal arrangement of rooms is ideal for family life.



Key Features

- Impressive reception hallway with character detailing
- Sitting room open to a formal dining area
- Secondary living room opening to kitchen/family room
- Kitchen family room with doors leading to the rear garden
- Large utility/boot room
- Principal bedroom suite with dressing area and ensuite
- Five further bedrooms and family bathroom
- Garden room and entertaining terrace
- Gated approach with generous off-street parking
- Established gardens to both front and rear



About the Property

On entering the property, you are immediately impressed by a large reception hallway that has a stained-glass entrance door and character detailing. The hallway opens to a secondary hallway where there is a cloakroom, and a balustrade staircase rises to the first floor. The sitting room has a feature fireplace acting as a focal point and is open plan to a dining area that overlooks the garden. The secondary reception room has a large bay window, log burner and enjoys an open plan aspect to the kitchen/family room.

The kitchen family room is perfectly positioned at the rear of the property and double doors open to the private rear garden. This flexible area has plentiful space for dining and lounging and is the perfect place to act as the hub of the home or to entertain. Sensibly positioned next to the kitchen is a large utility/boot room that has direct access from the front through to the rear garden - an ideal area for muddy boots, boating paraphernalia or wet dogs...

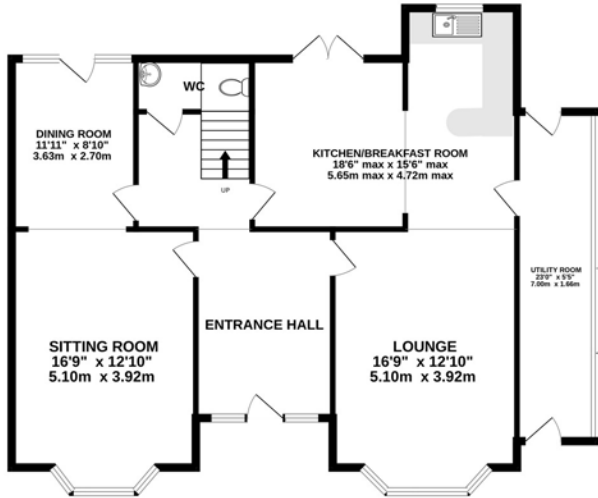
On the first floor you are spoilt for choice with the arrangement of five bedrooms and there is strong potential for the creation of an incredible bedroom suite that could include a full-size dressing room and private bathroom. There is also a large family bathroom to the first floor and a staircase rises to the top floor where the principal bedroom suite is located. The principal bedroom benefits from a dressing area and a private ensuite bathroom.

Outside the property has a large, gated frontage that offers parking for numerous vehicles. The gardens are established and contain a variety of mature trees and planting. Double gates at the side of the house lead from the front to the rear garden. The rear garden enjoys a superb degree of privacy and is laid to lawn with mature borders. There are several entertaining zones and a garden room.

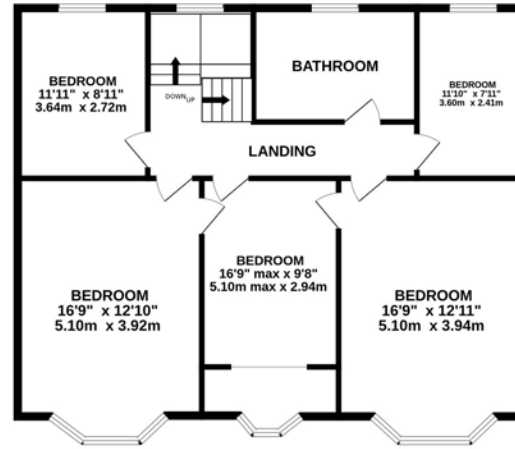
Tenure: Freehold

Council Tax Band: G

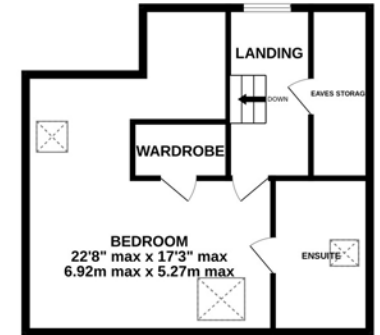
GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2868 sq.ft. (266.4 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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About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

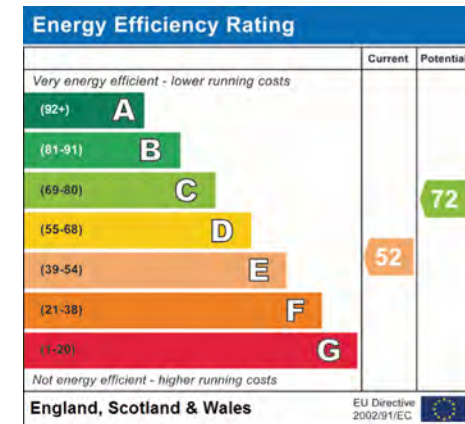
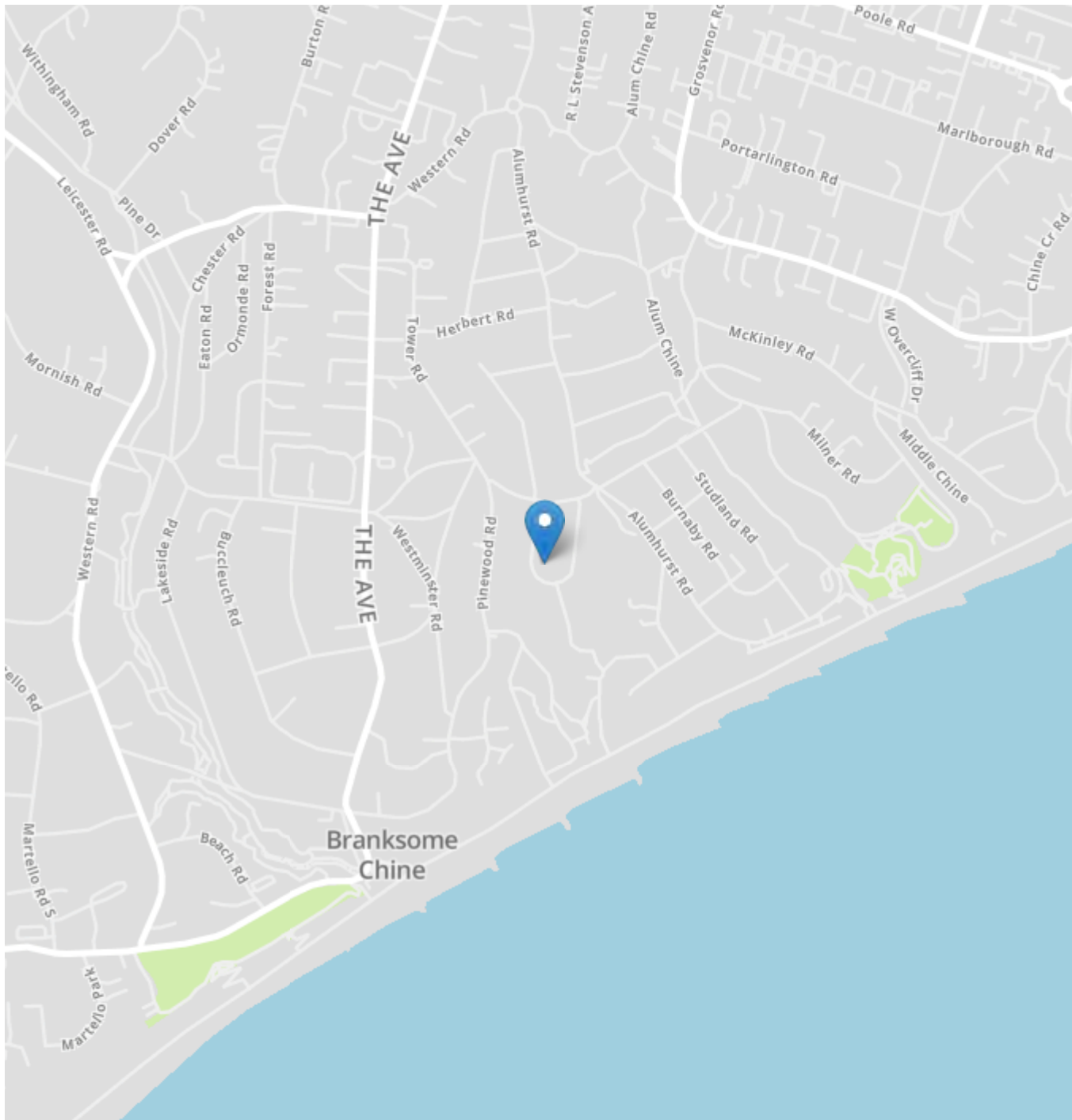


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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New Developments (where applicable)

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