

**43 Runton Road, Branksome,
Poole, Dorset, BH12 1NX**



HEARNES

WHERE SERVICE COUNTS

43 Runton Road, Branksome, Poole, Dorset, BH12 1NX

FREEHOLD PRICE £525,000

A beautifully presented, elegant and immaculate 3 bedroom detached 1930's home, which has been lovingly restored and extended by the current owners to retain many of the original features, blended with art deco styling. Offering extended ground floor accommodation to include a wonderful spacious kitchen/dining/family room, 2 further reception rooms, large utility room with excellent storage and wc, a downstairs cloakroom and 3 bedrooms with a bathroom on the first floor. Attention to detail flows through the home, starting as soon as you enter. There is a wonderful entrance porch with excellent storage, underfloor heating and restored original door leading to the entrance hall. This is welcoming with fabulous wallpaper, art deco radiator cover and cloakroom with further understairs storage. The elegant sitting room has a feature fireplace and hearth, toggle light switches and further art deco style radiator. The heart of the home is the kitchen/family room having a solid oak kitchen with appliances and family room with doors out to the garden. There is a further reception room, currently used as a music room, or could be a ground floor bedroom. The storage in the home is excellent with a side extension offering a generous utility room with plumbing and space for washing machine and tumble dryer, wc, sink and built in storage cupboards. The home further offers a garden room (used as a home office) a landscaped rear garden and parking to the front for 3 cars.

- Elegant and beautifully presented, character 1930's 3 bedroom home set in a premium location in Branksome
- The home has been extended and beautifully restored by the current owners, with close attention to detail at every turn, blending original features with more modern styling
- Fabulous kitchen/dining/family room with doors out to the rear garden
- High quality solid oak kitchen with granite work tops over fitted with Rangemaster, extractor, dishwasher and space for fridge/freezer
- Very spacious utility room with excellent storage and wc
- 2 reception rooms
- Beautiful cloakroom
- Premium wall coverings and many stylish features
- 2 main bedrooms with fitted wardrobes
- Generous fully enclosed rear garden with garden room (used as a home office) This landscaped garden has levels for dining, sitting/relaxing, along with a lawn and children's play house.
- Gas central heating and double glazing

Runton Road is a well regarded cul de sac in Branksome, where it comes to life over the festive period and known locally as 'Christmas Village.' Opposite the house is a path that cuts through to Alder Road. The home is within a few hundred metres to Bus Routes, Branksome Recreation Ground, and a mile to shops at Westbourne, Penn Hill with Parkstone a little closer and approximately half a mile from Branksome Train Station.

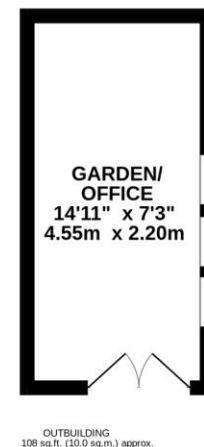
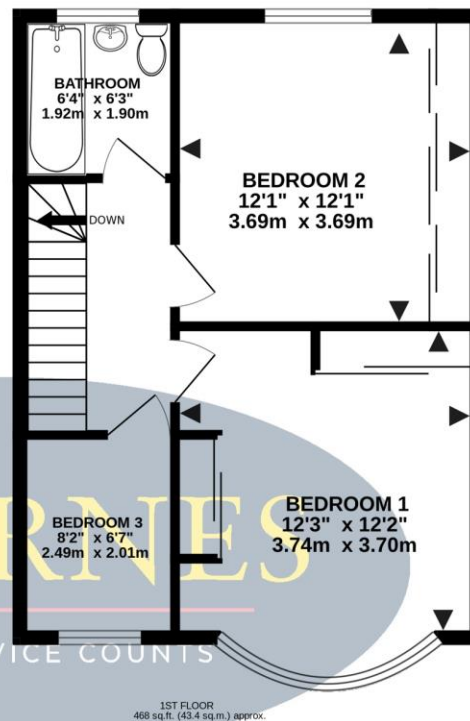
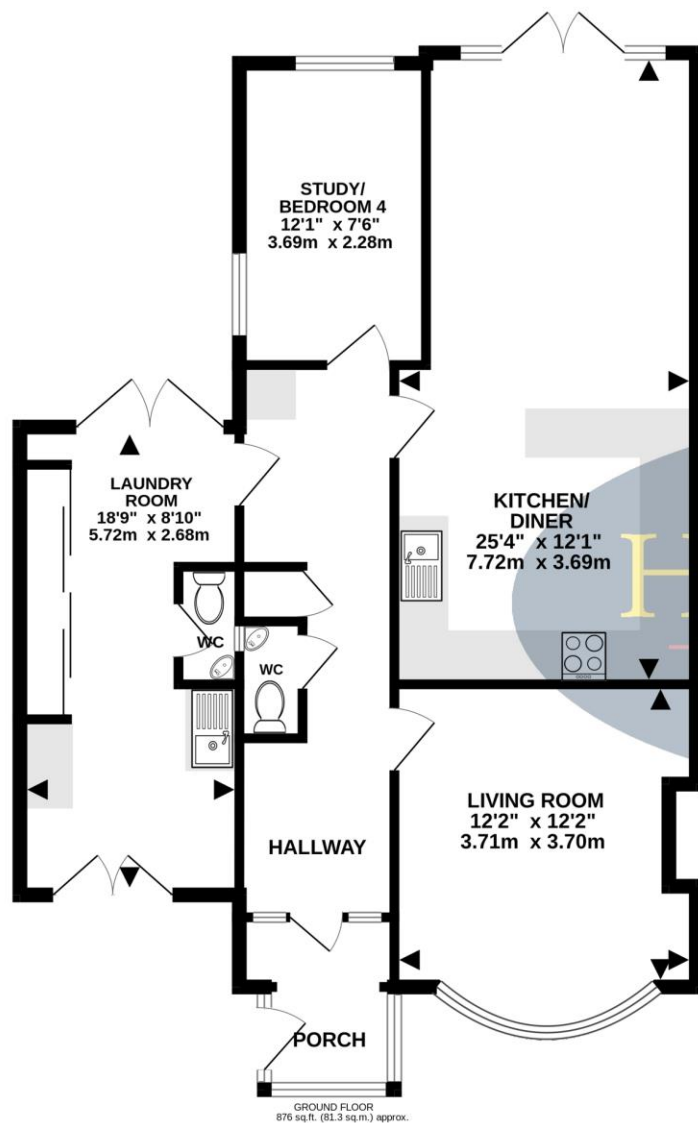
COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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