

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



30 WESTERN ROAD, POOLE, DORSET, BH13 6ET



£ 2 , 5 0 0 P C M

3 Double Bedroom  
Character Cottage

Open Fire

Decorated to a beautiful  
standard

Garage

Off road parking

South facing garden

Heart of Branksome Park

10 minute walk to the  
beach

Band F: £2711.46

## ABOUT THIS PROPERTY

A stunning character 3 double bedroom period cottage boasting an open fire, garage and off-road parking, located in the heart of Branksome Park and a mile from the local beaches.

This charming period home dates back to the early 1920s but has been sympathetically renovated over the years, whilst retaining many of the original features of the house. The living/dining room is double aspect and boasts a pretty bay window at one end of the room and double doors at the other, which lead to the garden. The modern kitchen has been designed to be in keeping with the property, offering plenty of space with a kitchen table and French doors which lead to the garden. The attractive entrance hall has a powder room downstairs and leads up to a spacious landing. The master bedroom overlooks the rear garden via pretty double opening French doors leading onto the balcony. There are two further double bedrooms, one with delightful fitted bunk beds and a recently refurbished family bathroom. Outside, access from both the kitchen and dining room leads to a sheltered rear garden which is south-facing and enjoys a great deal of privacy. To the rear you have access to the garage, and a secure side gate leads to the adjoining road, where off-road parking is available.

## LOCATION

The property is located in the heart of Branksome Park while the local beach at Branksome is just a mile away and can be reached via a delightful woodland walk through the Chine. The local train station at Branksome is within easy reach, offering a direct line in to London Waterloo in under 2 hours.





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