

Motcombe Road, Branksome Park BH13 6DJ

£1,100,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A traditional six bedroom three bathroom detached residence enjoying flexible accommodation over three storeys, open tree top views and a high degree of privacy. Perfectly positioned in leafy Branksome Park, near local chimes and the amenities of Canford Cliffs Village.



## Key Features

- Highly desirable Branksome Park location
- Near Branksome Chine beach
- Six bedrooms and three bathrooms
- Two/three spacious reception rooms
- Ground floor utility room and separate WC
- Added value potential
- 2354 square feet of accommodation
- Privately set back from the road
- Off-road parking plus detached double garage
- No forward chain



## About the Property

A substantial six bedroom three bathroom detached character residence enjoying a high degree of privacy and set on one of Branksome Park's most desired roads near local chines, Westbourne and Canford Cliffs Village.

The property is approached via a block paved driveway, offering plenty of space for off-road parking, a detached double garage, side access and an open front porch.

On entering the property, a spacious hall leads to the principal accommodation offering a flexible arrangement of rooms flooded with natural light.

The ground floor consists of a spacious living room, a separate dining room, kitchen and breakfast room, a conservatory, a utility room and a WC.

Rising to the first floor, you will find three good sized bedrooms enjoying elevated treetop views plus a further bedroom, currently set up as a home office/study room, one bathroom and one shower room. There are two further bedrooms, one of which is ensuite, on the top floor.

Externally there is a tiered garden which has a large patio area ideal for entertaining and al fresco dining, and the plot offers plenty of space to create further value via landscaping works. A detached double garage and side gate are positioned to the front of the plot.

In total, a well-proportioned and versatile family home offering added value potential, a highly desirable Branksome Park address and within walking distance of Branksome Chine beach and local amenities.

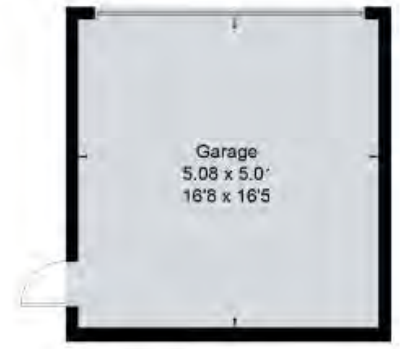
Tenure: Freehold

Council Tax Band: G

Approximate Floor Area = 218.7 sq m / 2354 sq ft  
Garage = 25.5 sq m / 274 sq ft  
Total = 244.2 sq m / 2628 sq ft



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor

Second Floor



## 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 area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

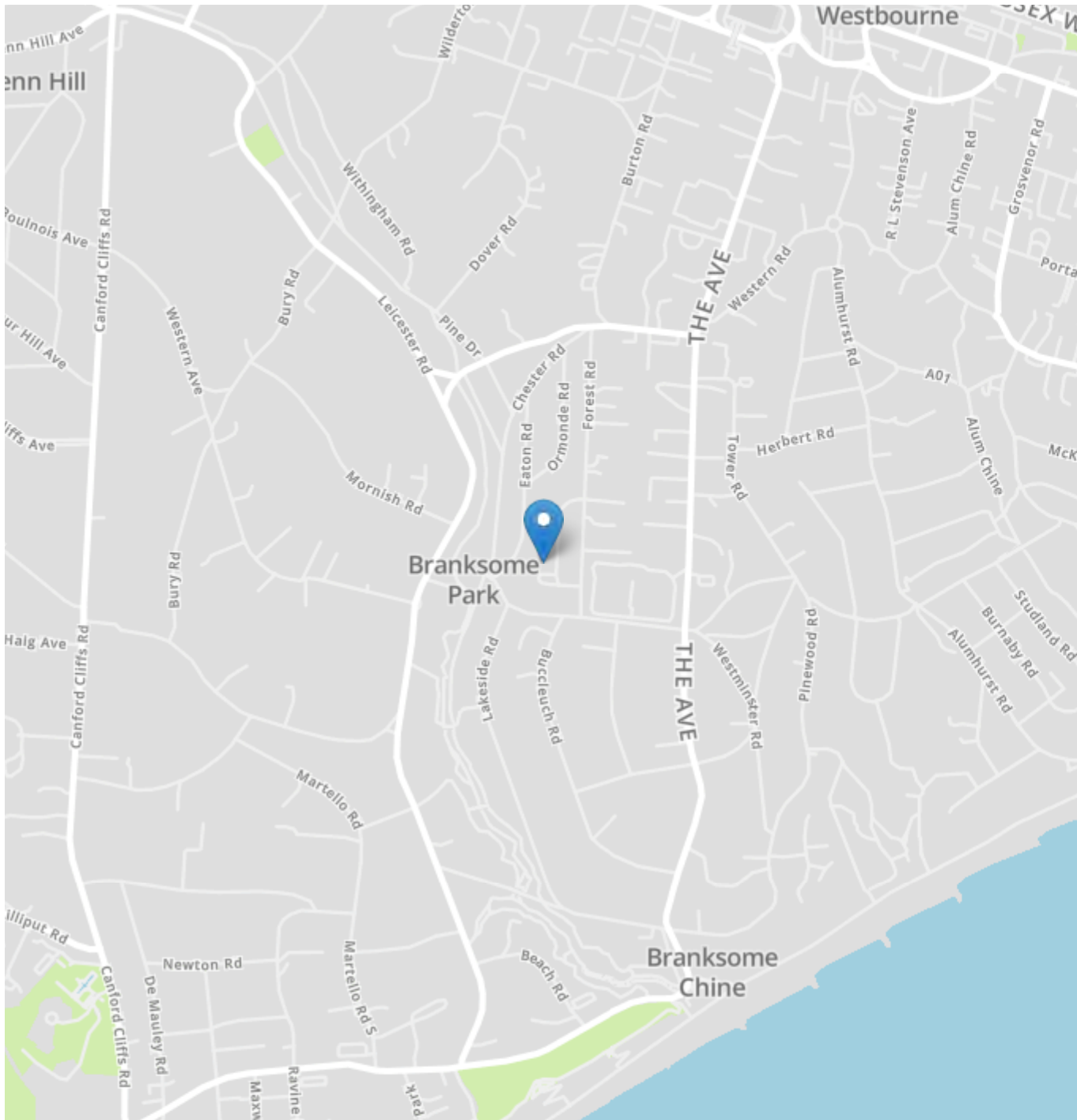



## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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