

Canford Cliffs Road, Branksome Park BH13 7AQ

Guide Price £1,800,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

An impressive gated four-bedroom, four-bathroom home set on a premier Branksome Park road, moments from Canford Cliffs Village and Sandbanks' award-winning beaches. Set within beautifully private mature gardens, it blends period charm with modern family living and includes a detached two-bedroom, two-bathroom annexe for added flexibility.



## Key Features

- Premier road location in Branksome Park
- Set behind private gates
- Four bedrooms
- Four bathrooms
- Stunning principal suite with luxury ensuite
- Large central reception hallway
- Two substantial reception rooms
- Open-plan kitchen, dining and living area at the heart of the home
- Beautifully mature, exceptionally private gardens & integral garage
- Detached two-bedroom, two bathroom annexe ideal for guests or multi-generational living



## About the Property

An imposing four-bedroom, four-bathroom residence set behind private gates on one of Branksome Park's premier roads, just moments from the vibrant amenities of Canford Cliffs Village and the award-winning beaches at Sandbanks. This exceptional home combines timeless period character with modern convenience, offering elegant proportions and outstanding privacy.

Approached via secure private gates, the property immediately conveys exclusivity and seclusion. Mature, beautifully landscaped gardens surround the house, thoughtfully planted to create an incredibly private setting that provides the perfect backdrop for both family life and entertaining.

A spacious and welcoming central reception hallway creates an impressive first impression and sets the tone for the accommodation beyond. From here, two substantial reception rooms offer versatile living space, ideal for formal entertaining, relaxation or a refined home office. At the heart of the property lies a superb open-plan kitchen, dining and living area - perfectly designed for contemporary family living. This sociable space seamlessly connects cooking, dining and relaxation, with delightful views and access to the gardens.

Upstairs, the principal bedroom suite serves as a luxurious retreat, complete with a stunning ensuite bathroom. Three further well-proportioned bedrooms and additional bathrooms ensure generous accommodation for family and guests.

Complementing the main residence is a detached two-bedroom, two-bathroom annexe, ideal for multi-generational living, guest accommodation or potential income.

A rare opportunity to acquire a substantial and versatile home in a highly sought-after coastal location.

Tenure: Freehold

Council Tax Band (BCP Council): Main House – Band H Annexe – Band B

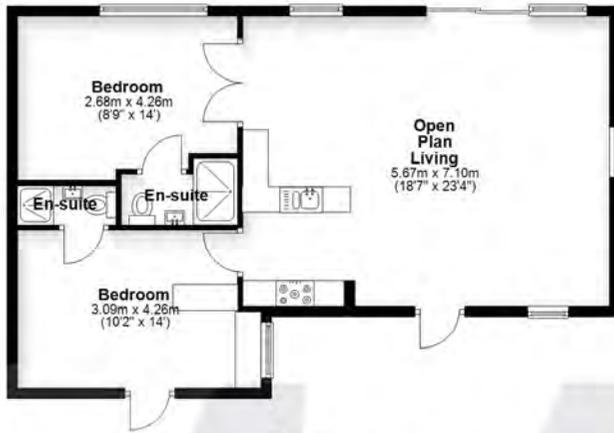
Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

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Annexe



Second Floor



First Floor



Area: Approx. 415.9 sq. metres (4476.6 sq. feet)

Plus balconies, approx. 4.0 sq. metres (43.6 sq. feet)



### 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.

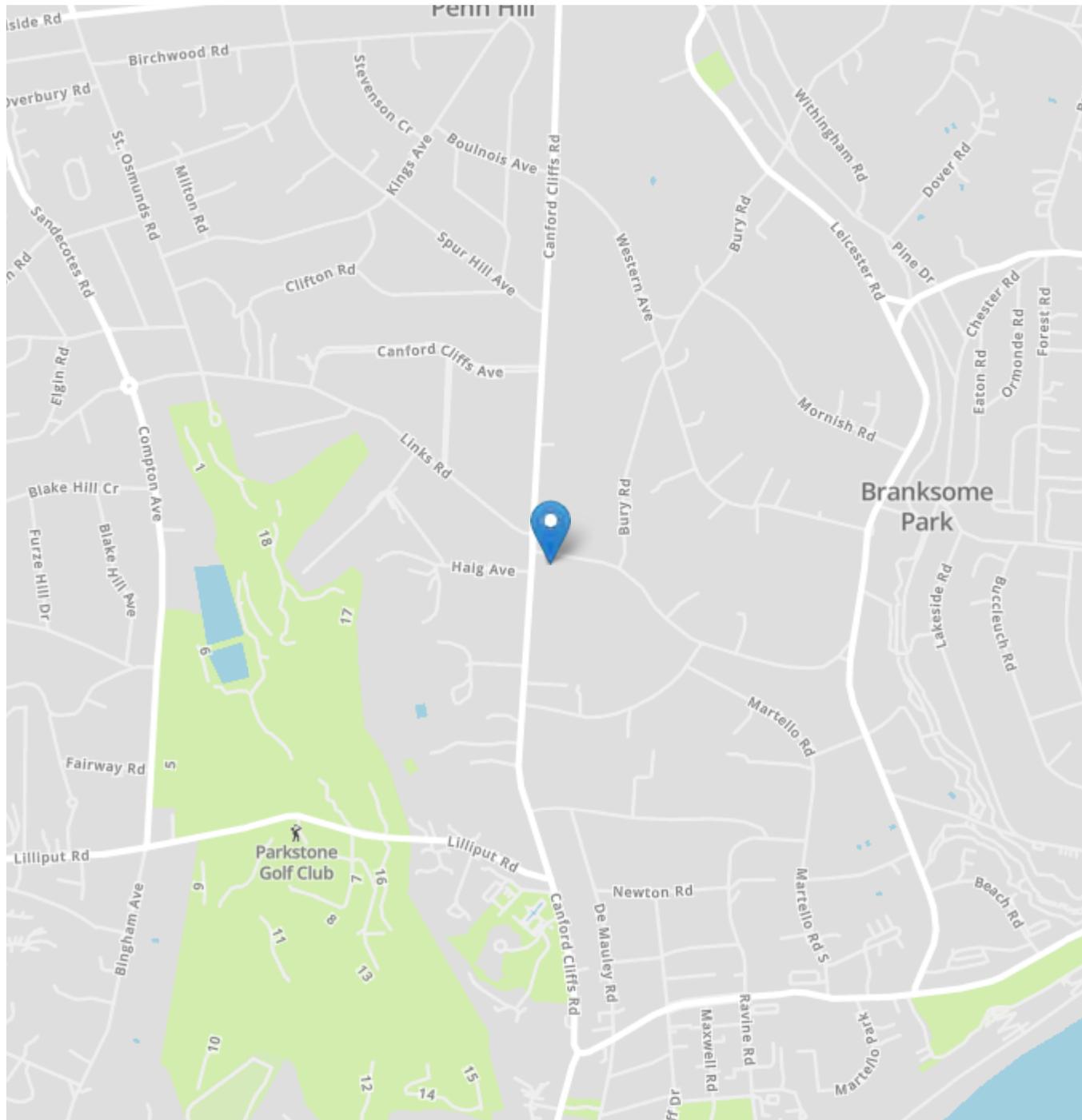
### About Mays

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	63
(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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