

32 Buccleuch Road, Branksome Park BH13 6LF

Guide Price £1,450,000 Freehold

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Property Summary

An imposing and characterful four double bedroom, four bathroom detached residence, set on one of Branksome Park's most sought-after roads. This substantial home offers exceptional scope for improvement and value enhancement in a truly enviable location, just moments from the golden sands of Branksome Chine beach.



Key Features

- Sought-after Branksome Park location
- Just minutes from Branksome Chine beach
- Substantial south/west facing plot
- Four double bedrooms, four bathrooms
- Significant scope for improvement and value uplift
- Multiple reception rooms and garden access
- Large driveway and dual garage
- Mature, private gardens with disused swimming pool



About the Property

Occupying a generous south/west facing plot with a deep frontage and a mature, private rear garden, this home combines classic elegance with superb potential.

A welcoming central porch leads into an impressive entrance hall, setting the tone for the space and grandeur found throughout. The ground floor boasts a large formal lounge with a feature bay window and direct access to a bright garden room, perfect for entertaining or relaxing.

The kitchen/breakfast room offers excellent proportions and flows seamlessly into a formal dining room and a cosy snug. A ground floor WC, utility room, integral garage, and an additional attached garage complete the ground floor amenities.

Upstairs, the first floor opens to an attractive gallery landing, bathing the space in natural light. Four generous double bedrooms are served by four bathrooms, ensuring ample comfort for family living or visiting guests.

Set well back from the road behind a block-paved driveway, the property offers extensive off-road parking for multiple vehicles. The south/west facing rear garden is a standout feature – beautifully leafy, with a raised patio terrace, perfect for al fresco dining. A swimming pool (currently not in use) offers potential for restoration and further leisure appeal.

This distinguished residence is an outstanding opportunity to acquire a home with genuine potential in one of the South Coast's most prestigious enclaves.

Viewing is highly recommended. Contact us today to arrange a private appointment.

Tenure: Freehold

Council Tax Band: G (BCP Council)

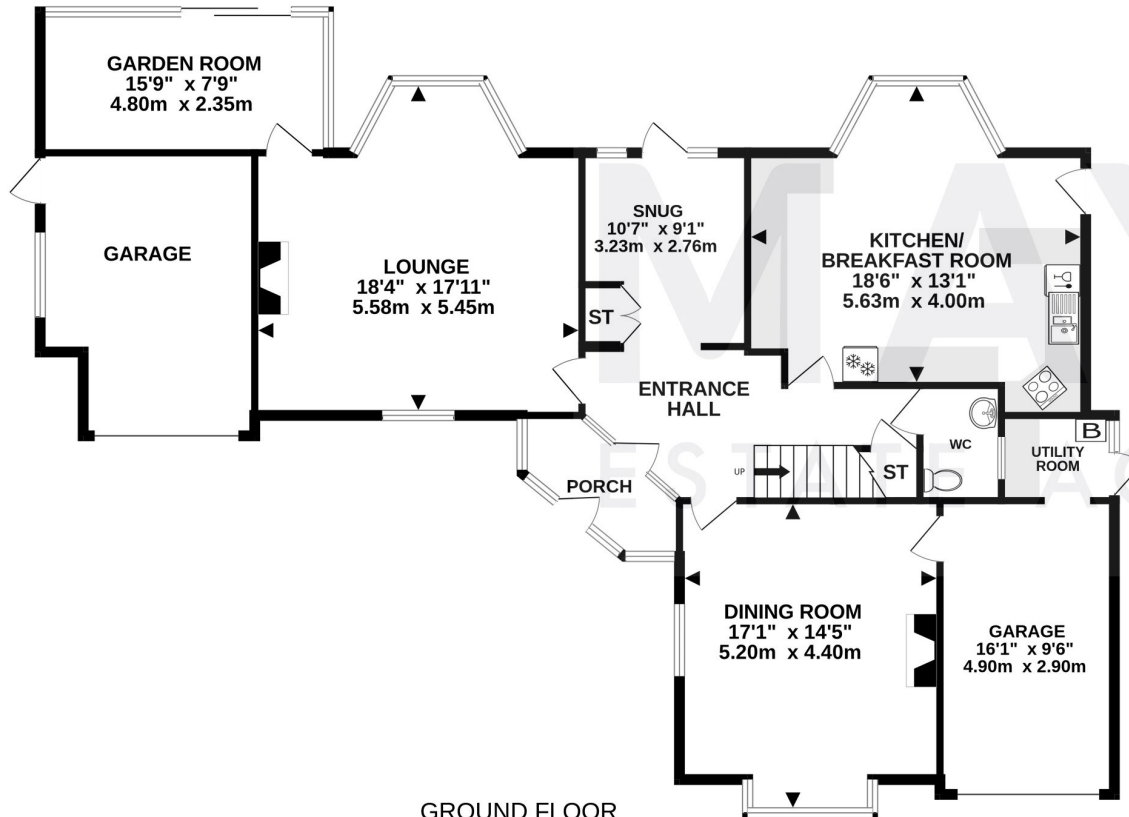




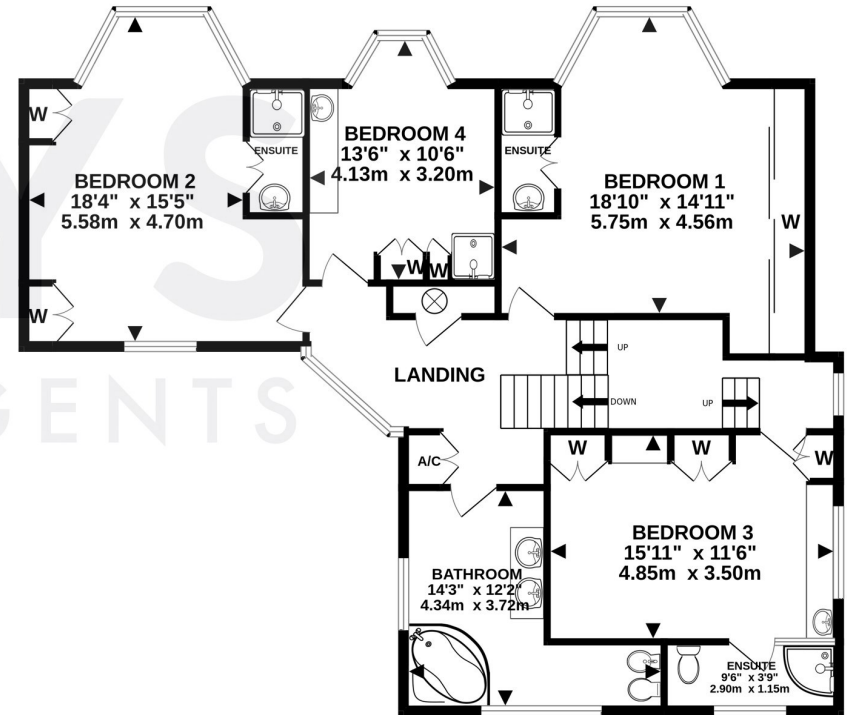
TOTAL FLOOR AREA : 2712 sq.ft. (252.0 sq.m.) approx.

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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GROUND FLOOR
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



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

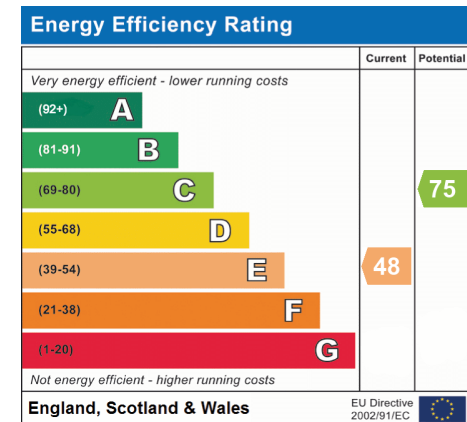
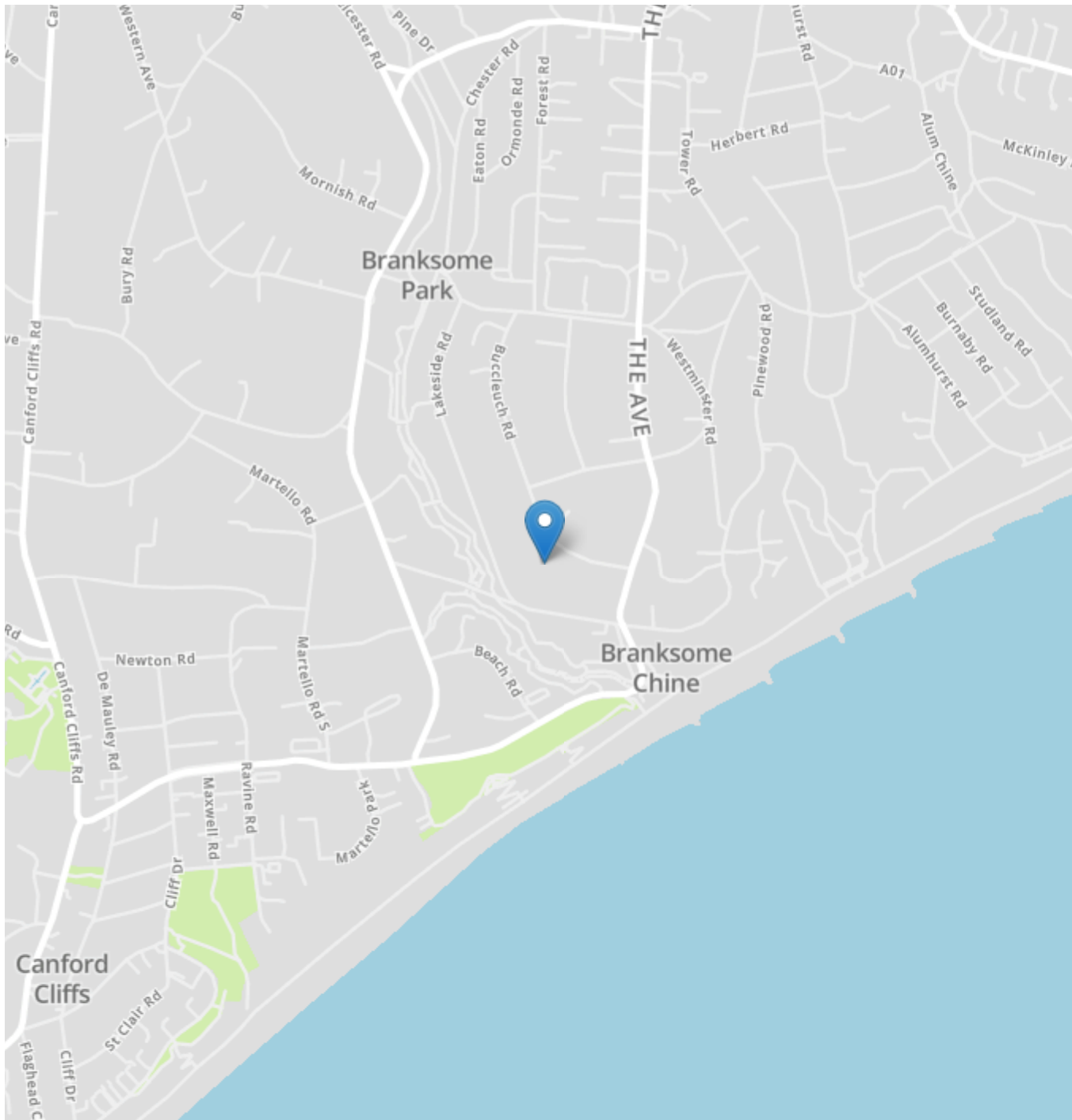


About Mays

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.



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Mays and their clients give notice that:

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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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