

FOR SALE

3 Branksome Towers, Branksome Park, Poole BH13 6JT



PHILIPPA SOLE



£1,700,000

3/4 bedroom chalet bungalow

Beautifully presented throughout

Private gated access to the beach

Versatile and spacious
accommodation

3 bath/shower rooms (1 en suite)

2573.8 sq/ft of living
accommodation

No forward chain

Band G - £3413.73
Freehold

About this property

Branksome Towers is an exclusive development of substantial houses and luxury apartments. With direct access to the 7 miles of award-winning sandy bathing beaches. Offered for sale is an exceptionally well presented, four bedroom, detached property with landscaped front and rear gardens. This exceptional property is set within a quiet cul-de-sac and is approached via herringbone paved driveway, providing off road parking for three vehicles, leading to the double garage and front door.

As you step inside, the feeling of spaciousness is a welcoming feature that outweighs expectations, and must be seen to be appreciated. The entrance hall sits centrally to the ground floor accommodation and sets the high standard, which is to be found throughout this beautifully presented home. Each room has a character of its own. The sitting room, with access to the garden and sun room, is a relaxing area with feature living flame gas fire. This opens into the bright and spacious sun room, with high vaulted ceiling and direct garden access. The modern fitted kitchen was thoughtfully designed by the present owner, with floor and wall mounted units and a full range high end integrated appliances. From here the utility room, with storage, space and plumbing for washing mashing and tumble dryer. From the utility room an internal door leads to the double garage, also from the utility room an exit door leads to a patio and onto the rear garden. There are two other receptions on this level, one is the formal dining room, which could easily be the fourth bedroom. The second reception is a fully fitted study, perfect for working from home or as a children's playroom. Thoughtfully added by the present owner, a ground floor shower room with toilet and wash basin facilities, handy for using after a day on the beach. The principal bedroom, with views to the garden, has an excellent range of bespoke designed "Strachan" furniture providing ample hanging and storage. This benefits with a luxuriously fitted en suite bath/shower room. Since owning the property the owner has reconfigured the first floor, creating two large bedrooms, both with high ceilings, feature windows, fitted wardrobes and storage to the eave's. From the slightly larger bedroom, low level double doors provide access to a spacious loft area, which, subject to planning, could easily create another room. Both of these rooms are serviced by a family bath/shower room. The garden is predominantly laid to lawn with considered planting, embracing the various seasons. To the far end is a timber garden shed and Hartlet Botanic glass greenhouse. Directly abutting the rear of the property is a large paved terrace, perfect for relaxing and entertaining.

Location

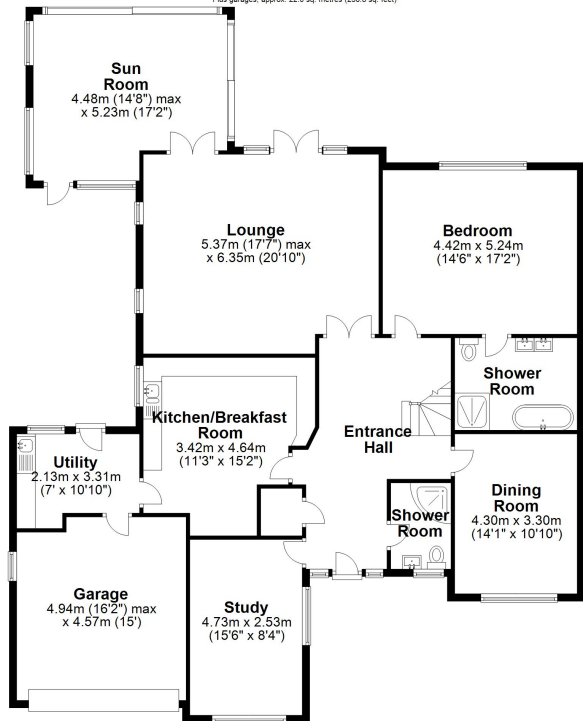
The location is perfect as a main or second home. For the water sport enthusiast, there are various marinas and sporting facilities nearby. Canford Cliffs Village, with various cafes and convenience stores, is less than a mile away and slightly further afield is Westbourne, with it's charming Victorian Arcade, and selection of individual shops, restaurants and the much frequented Marks and Spencer's food hall. Bournemouth train station, with a direct line to London Waterloo, is just under 4 miles and Bournemouth International Airport is about 8 and a half miles.





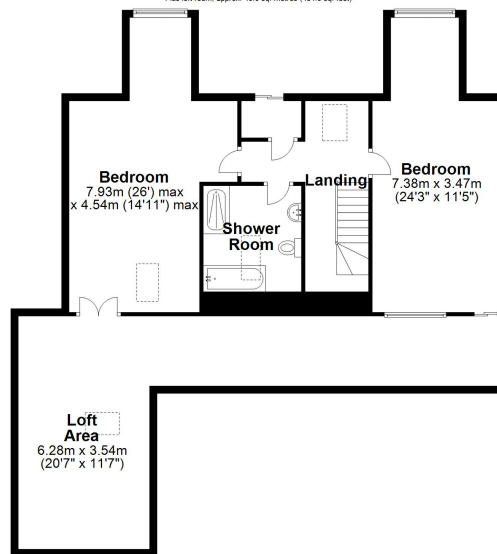
Ground Floor

Main area: approx. 166.9 sq. metres (1796.6 sq. feet)
Plus garages: approx. 22.0 sq. metres (236.8 sq. feet)



First Floor

Main area: approx. 72.2 sq. metres (777.2 sq. feet)
Plus loft room: approx. 40.0 sq. metres (431.0 sq. feet)



Main area: Approx. 239.1 sq. metres (2573.8 sq. feet)

Plus garages: approx. 22.0 sq. metres (236.8 sq. feet)
Plus loft room: approx. 40.0 sq. metres (431.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.
Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about
Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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