

Cassel Avenue, Branksome Dene, Bournemouth BH4 8JN

Guide Price £1,300,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A substantial five-bedroom detached character home set on a highly sought-after road. The property has impressive accommodation centred around a stunning reception hallway, and a generous kitchen/dining and lifestyle room extends across the rear of the property opening to the garden. To the front of the property there is a carriage driveway with electrically operated gates and further secure side access leading to a detached garage. A wonderful family home on a quiet road with highly convenient positioning moments from Westbourne Village and the coast.



Key Features

- Impressive reception hallway with double entrance doors
- Living room
- Open plan kitchen/dining and lifestyle room
- Utility/boot room and cloakroom
- Five bedrooms
- Five bathrooms
- Gated carriage driveway
- Detached garage
- Balcony from the principal bedroom
- Rear garden with entertaining patio
- Moments from Westbourne and sandy beaches



About the Property

On entering the property, you are immediately impressed by the size of the stunning reception hallway. A staircase rises from the reception hallway and extends to both sides of the house. There is also useful storage, a cloakroom and a utility/boot room accessed from the reception hallway.

The kitchen lifestyle room is a superb space and is open plan to two large reception rooms which makes it ideal for entertaining and socialising. There is a further reception room to the front of the property and a useful ground floor bedroom and ensuite bathroom completes the accommodation on the ground floor.

On the first floor, the landing divides both sides of the property and this allows for a guest bedroom with an ensuite bathroom to be separate from the main family accommodation. The principal bedroom suite has generous built wardrobes, access to a private terrace and an incredibly large ensuite bathroom with a feature glass brick shower. There are two further bedrooms to the first floor, one has an ensuite bathroom and the other has use of a family shower room.

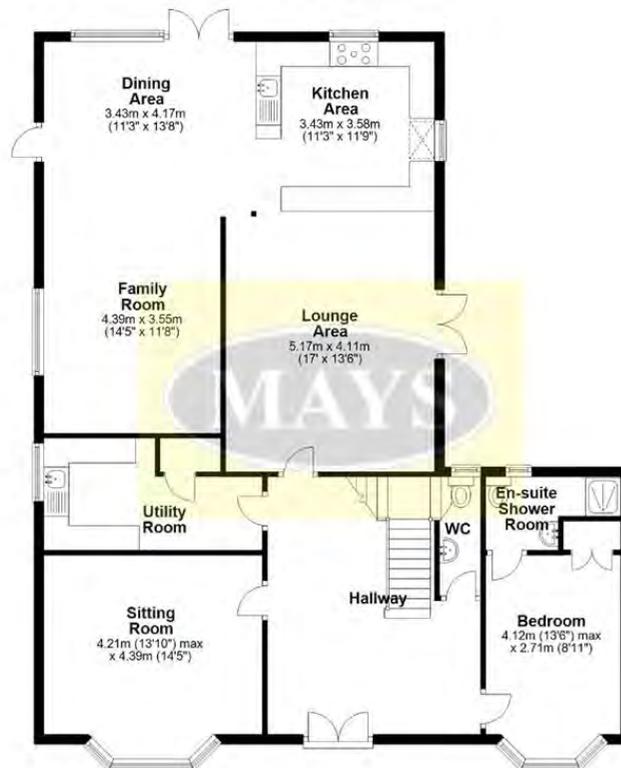
The frontage is incredibly impressive with double electric gates affording access to a carriage driveway. Further electric gates open to the side of the house where there is a detached garage. The rear garden is mainly laid to lawn with mature trees and shrubs surrounding an entertaining patio that runs along the rear of the property.

Tenure: Freehold

Council Tax Band: G



Ground Floor
Approx. 131.3 sq. metres (1413.4 sq. feet)



First Floor
Approx. 102.6 sq. metres (1104.8 sq. feet)



Total area: approx. 257.4 sq. metres (2770.7 sq. feet)

Outbuilding
Approx. 23.5 sq. metres (252.5 sq. feet)





About the Location

Cassel Avenue falls within Branksome Dene & Branksome Park, both 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 areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

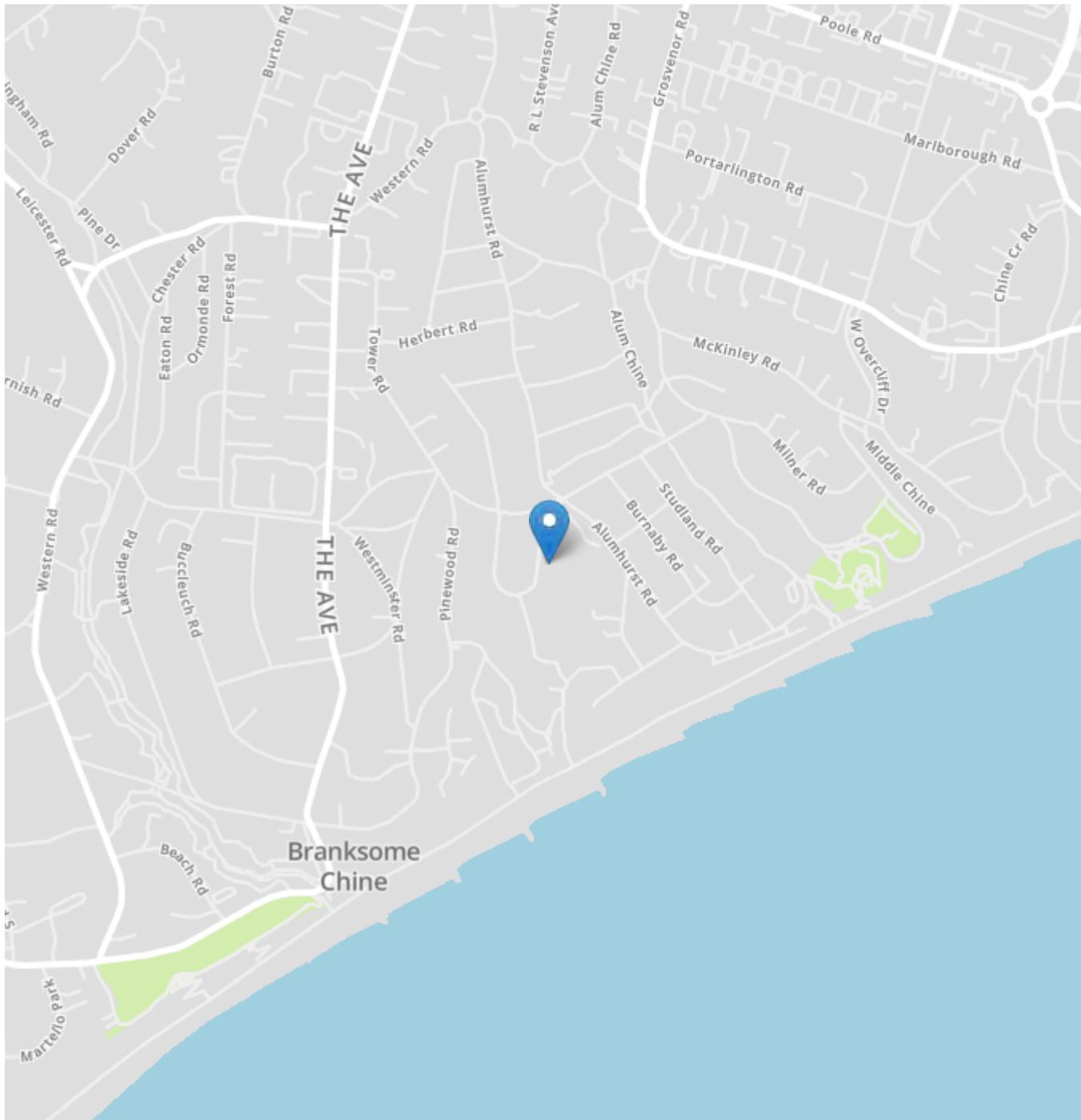


About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
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.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS