

Ventry Close, Branksome Park BH13 6AW

£595,000 Freehold

**MAYS**  
ESTATE AGENTS









## Property Summary

A newly renovated and stylishly presented four-bedroom three bathroom townhouse forming part of an exclusive development set in the desirable Branksome Park. Featuring a private terrace, landscaped garden, integral garage and flexible accommodation over three stories.



## Key Features

- An attractive four-bedroom townhouse
- Highly desirable Branksome Park location
- Three luxury bathrooms
- Two spacious reception rooms
- High specification throughout
- Landscaped level rear garden
- Private balcony terrace
- Utility room
- Integral garage
- Two off road parking spaces



## About the Property

This attractive and recently modernised four bedroom three bathroom townhouse is approached via a block paved driveway leading to an integral garage and an open front porch. On entry to the property, attractive herringbone flooring leads through to a ground floor utility room and second reception room. This space is ideal for those seeking annex style accommodation, additional home income opportunities or simply for a degree of separation, as a luxury en-suite shower room completes this space perfectly. Feature bi-folding doors offer direct access outside to a landscaped low maintenance patio terrace and garden.

Rising to the first floor, the main living space features a large lounge with plenty of space for soft seating and enjoys access onto a private sun terrace. A connecting dining room leads through to the kitchen area displaying traditional shaker units and a feature island and stretches across the front of the property.

To the top floor there are three bedrooms, all of which benefit from fitted wardrobes and the main bedroom enjoys an impressive recently fitted luxury ensuite shower room. A further contemporary bathroom completes the accommodation on offer.

Externally the property enjoys a low maintenance landscaped rear garden and balcony terrace. To the front of the property there is off road parking for two vehicles and access to an integral garage. Ventry Close also offers visitor parking at the entrance to the development.

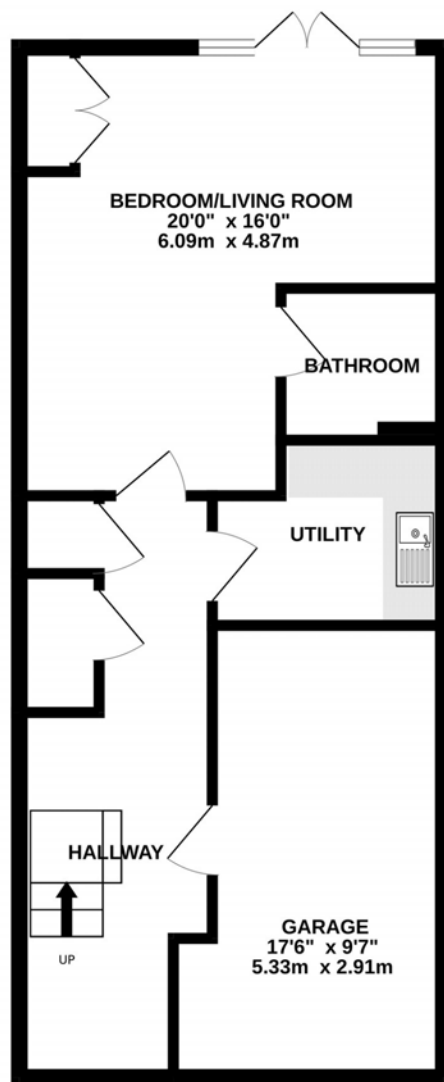
Tenure: Freehold

Council Tax Band: F

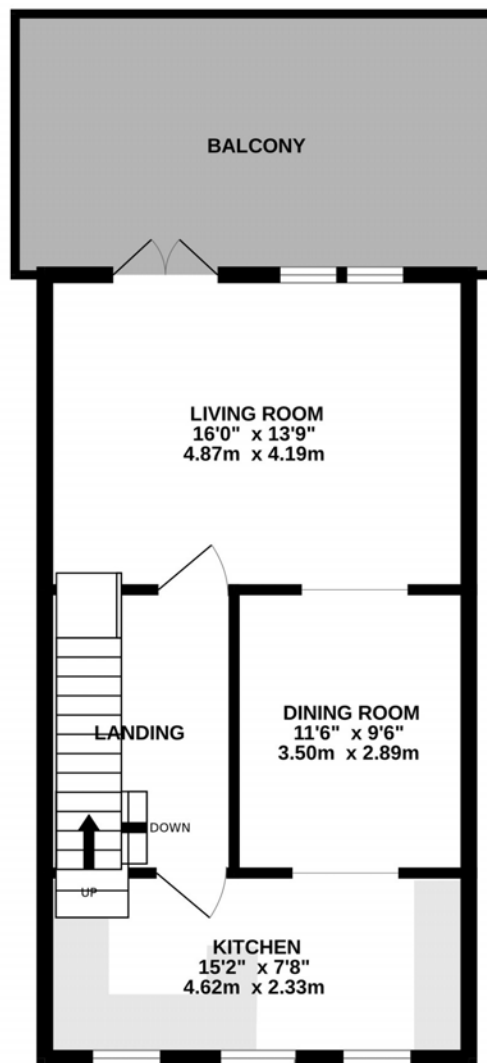




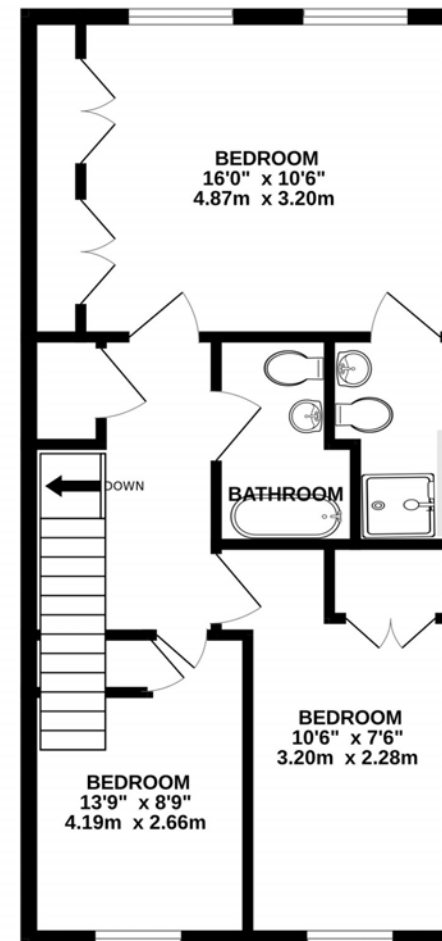
GROUND FLOOR



1ST FLOOR



2ND 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.



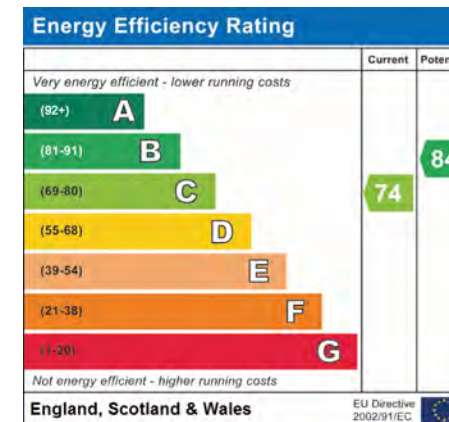
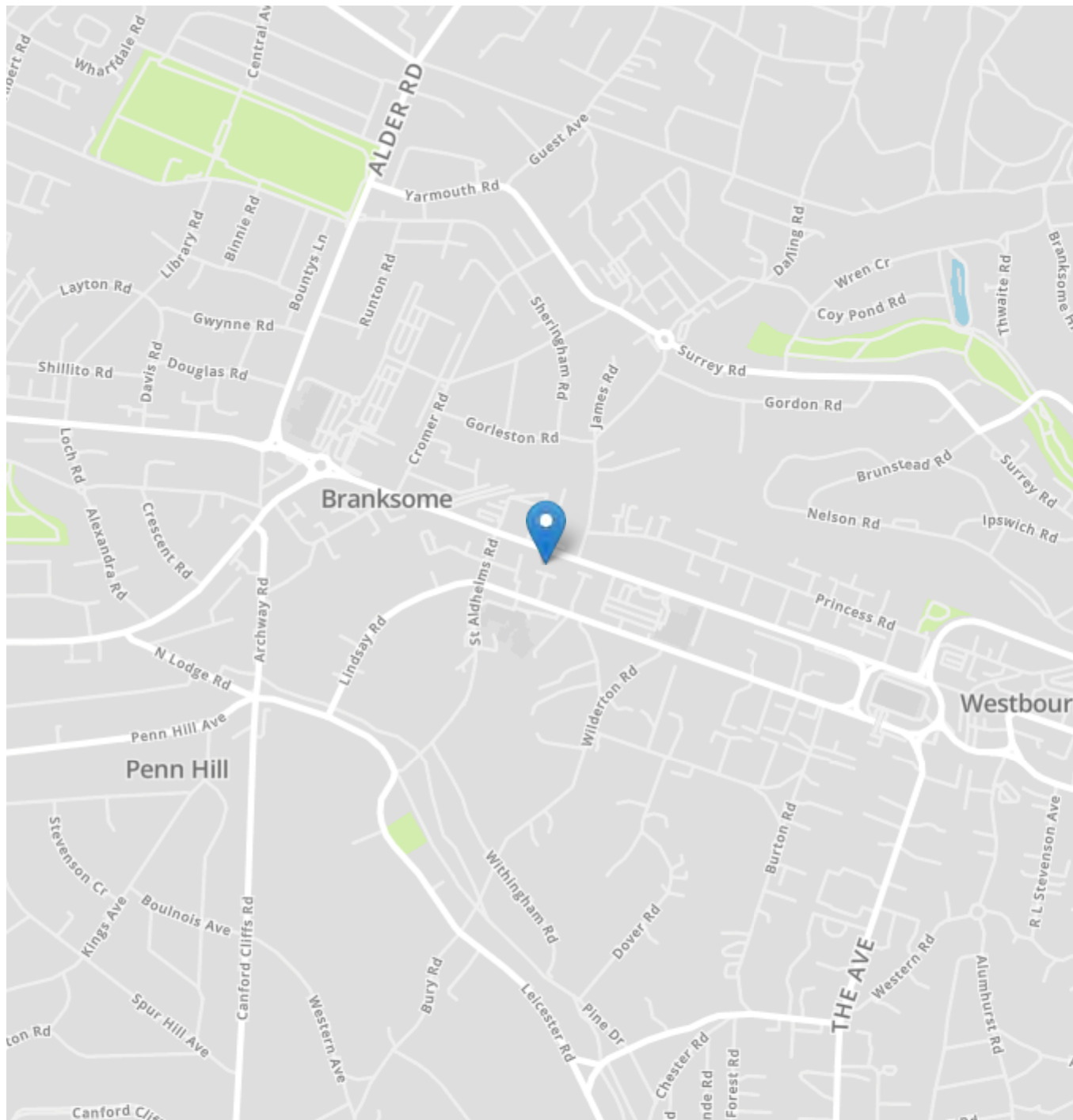
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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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.





### 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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