

FOR SALE

Avocet, 10 Leicester Road,
Branksome Park, Poole, Dorset
BH13 6BZ



PHILIPPA SOLE



£2,250,000

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In excess of 1 acre

5 double bedrooms

Open plan family kitchen & snug

Choice of reception rooms

4 bathrooms, 3 en-suites

Orangery with relaxed dining

Approx. 4000 sq ft / 370 sq m

Double garage & electric plug in

Band G - £3,413.73

Freehold

[Click here for virtual tour](#)

About this property

Avocet is an impressive 5 double bedroom residence occupying just shy of 4,000 sq.ft and features a large kitchen / day room leading into a stylish orangery, a huge formal dining / lounge with log burner and two further receptions. Shielded from the road by mature planting, the gated driveway leads to the double garage with electric vehicle charging points. The expansive sunny yet secluded garden turns into woodland at the rear, totalling more than one acre.

This character residence has a homely feel from the moment you step into the spacious hallway and are greeted by a piano and a feature wood staircase to the upper floors. Double doors lead into the kitchen / snug / dining, where your eyes are drawn out to the green vista of the far-reaching lawned garden. To your right is a modern kitchen with recessed handles and a large central island featuring a granite worktop and solid oak breakfast bar. An opening connects through to an orangery that is home to a relaxed dining space complemented by Purbeck stone flooring and graceful planting. On the south side of the ground floor, is a double sized reception room divided into a formal dining zone and a main lounge area centred around a cosy wood burner. Two sets of double doors open out onto a large patio, spanning the width of the house, where summer entertaining takes place. A downstairs utility, cloakroom and two further reception rooms, currently used as a gym and office/day room, complete the ground floor.

Two upper floors feature 5 double bedrooms and 4 bathrooms in total; two with fitted storage units and a shared shower room on the top floor; and the middle floor comprising 3 double bedrooms, 2 with luxury en-suites plus an additional large family bathroom. A feature staircase turns on the middle floor creating a landing area that presents a useful storage / relaxing / reading space.

Location

This family home is situated at the northern end of leafy Branksome Park, diagonally across from the pretty and very popular Branksome Park Bowls & Tennis Clubs; the unofficial social heart of the Branksome Park community. From here, it is a short 0.2 miles (approx. 5 mins walk) to Penn Hill Village, known for its independent retailers including award-winning Patisserie Mark Bennetts, gift shops, restaurants, bars and local services. The sandy beach at Branksome is accessible via off-road paths down through Branksome Park Woods and Branksome Chine to the sea. For those seeking city life, the train station at Branksome is just 0.5 miles away with a main line into London Waterloo in approx. 2 hours.





Total area: approx. 371.0 sq metres (3993.2 sq feet)

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	72

England, Scotland & Wales

EU Directive 2002/91/EC

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