

PHILIPPA SOLE

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4 KINGSFIELD HOUSE, 7 BURTON ROAD, POOLE,
DORSET, BH13 6DR



ABOUT THIS PROPERTY

£ 7 5 0 , 0 0 0

3 double bedroom first floor apartment

2 ensuite shower rooms

Family bathroom

Superb kitchen breakfast room

Utility room

Dining hall

Living room

Separate snug

Band G:£3026.49

£2500 per annum

Share of Freehold

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A stunning and beautifully proportioned, three double bedrooms, 3 bath/shower, first-floor apartment, offering spacious accommodation extending to just over 1600 sq ft (150.3 sq m). Featuring a large kitchen-breakfast room, utility room, living room, snug, dining/reception hall, garage and carport parking space, situated within a 600m level walk to Westbourne, in an exclusive secure gated development in Branksome Park. Pets under licence. Holiday lets unauthorised.

Kingsfield House consists of just 8 apartments over 4 floors and 2 coach houses and is set back from the road behind secure gates. The apartment has been extensively modernised by the current owners with exceptional attention to detail. A passenger lift takes you to this first-floor apartment. Upon entering, you are greeted by an impressive dining/reception hall. Double doors lead you to the living room with a feature fireplace adding a focal point and delightful views over the well-tended communal gardens. Sliding patio doors takes you out onto the private 24' (7.32m) balcony, which extends the full width of the living room and snug. A large arch leads to the snug/dining room, which also benefits from direct access to the balcony and beautiful vista. The kitchen is a lovely size and accessed via the snug and dining hall. Designed with the cook in mind, it has been smartly appointed with an extensive range of units complemented by granite worktops and a large centre island with a second sink. Additional features include a Stove range cooker with induction hob, Samsung double door French fridge freezer, additional integrated freezer, waste disposal unit and built-in microwave. The utility room has a butler's sink, Miele washing machine and space for a tumble drier.

The main bedroom faces south with access to the balcony. A walk-in wardrobe provides both hanging and shelving, in addition to a separate fitted wardrobe. The master en-suite has been beautifully appointed and incorporates a large two-way walk-in shower with Mira digital smart shower and bespoke cabinetry incorporating basin & WC. The second bedroom enjoys fitted wardrobes and its own en-suite, whilst the third bedroom has sole use of the family bathroom with its access from the dining/reception hall.

Additional features include smart mood and dimmable lighting to the living room and dining/reception hall. Outside is a garage with an electric door in addition to a carport located within the well-tended grounds.

LOCATION

Situated on a tree-lined road in Branksome Park 600m level walk into Westbourne with its Marks & Spencer food hall, array of restaurants, coffee shops and boutiques. Sandy Branksome Beach is one mile away, as is Branksome station with direct trains into London Waterloo in less than 2 hours.





Floor Plan

Approx. 166.5 sq. metres (1792.4 sq. feet)



Total area: approx. 166.5 sq. metres (1792.4 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 596009) Plan produced using PlanUp.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
	82	85

England, Wales & N.Ireland EU Directive 2002/91/EC

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPAOLE.CO.UK | PHILIPPAOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
VAT Number: 289586706